Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $251,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of December, 2020.

Notary Public
My Commission Expires:

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

Karen Johnson Davidson County
Batch# 525889 DEEDWARR
12/07/2020 03:44:25 PM 2 pgs
Fees: $13.00 Taxes: $928.70

20201207-0141888

2020-757

Address of New Owner:	Send Tax Bills to:	Tax Information:
Heather L. Sedoris	new owner	
102 Newport Drive		053-02-0-054.00-CO
Old Hickory, TN, 37138		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Jessie L. Freeman, a married man

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Heather L. Sedoris, a single woman,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Fairway View of record in Plat Book 2900, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jessie L. Freeman, a single man by Warranty Deed from Cruz A. Mancia, unmarried and Dario B. Gutierrez, unmarried, Tenants in Common with the right of Survivorship of record in Instrument No. 20170731-0077517 Register's Office for Davidson County, Tennessee, dated July 25, 2017 and recorded on July 31, 2017.

Melissa McWilliams, spouse of Jessie L. Freeman, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **102 Newport Drive, Old Hickory, TN 37138.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File # A-SB-VRES#102

herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 3rd day of December, 2020.

Jessie L. Freeman

Melissa McWilliams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jessie L. Freeman and Melissa McWIlliams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee, this 3rd day of December, 2020.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

