WARRANTY DEED

Karen Johnson Davidson County
Batch# 542028 DEEDWARR
12/23/2020 02:12:13 PM 2 pgs
Fees: $13.00 Taxes: $684.50

20201223-0153107

W-SB-GS-20-03241

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-24

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ciara Properties, LP	New Owner	
(NAME)	(NAME)	**096-12-0-028.00-CO**
3241 Cloverwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBIN MOORE AS GUARDIAN AD LITEM FOR SHARON SCHAFER, TRUSTEE OF THE GRACIE SESEK REVOCABLE LIVING TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CIARA PROPERTIES, LP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Hickory Bend, Section 1 of record in Plat Book 3300, Page 38, 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 Richard M. Heilman and wife, Sharon Heilman by Warranty Deed from Charles C. Sells and wife, Letha A. Sells, of record in Book 5514, page 197, Register's Office for Davidson County, Tennessee, dated October 05, 1979 and recorded on October 15, 1979.

Being the same property conveyed to Sharon A. Heilman by Quitclaim Deed from Richard M. Heilman of record in Book 5849, page 112, Register's Office for Davidson County, Tennessee, dated February 03, 1982 and recorded on February 04, 1982.

Being the same property conveyed to James G. Martin, III, Trustee by Quitclaim Deed from Sharon A. Heilman of record in Book 5849, page 115, Register's Office for Davidson County, Tennessee, dated January 04, 1982 and recorded on February 04, 1982 and within the same deed the said James G. Martin, III, Trustee conveyed his interest in the subject property to Sharon A. Heilman and Gracie Sesek, as joint tenants with the right of survivorship, and not as tenants-in-common.

Being the same property conveyed to Gracie B. Sesek by Quitclaim Deed from Christopher Schafer of record in Book 6079, page 26, Register's Office for Davidson County, Tennessee, dated June 14, 1983 and recorded on June 20, 1983.

Being the same property conveyed to Gracie B. Sesek by Quitclaim Deed from Sharon A. Schafer (formerly Sharon A. Heilman), of record in Book 6079, page 29, Register's Office for Davidson County, Tennessee, dated June 16, 1983 and recorded on June 20, 1983.

Being a portion of the same property conveyed to The Gracie Sesek Revocable Living Trust, through, Gracie Sesek Trustee by Quitclaim Deed from Gracie Sesek of record in Instrument No. 20040123-0009226, Register's Office for Davidson County, Tennessee, dated April 08, 2003 and recorded on January 23, 2004.

The said Gracie Sesek, also known as Gracie B. Sesek, having since died on Ocotober 19, 2007, Sharon A. Schafer, also known as Sharon Sesek, being the Successor Trustee under The Gracie Sesek Revocable Living Trust. Robin Moore having been appointed as Guardian Ad Litem for the said Sharon Schafer and having been granted authority to sign all necessary documents conveying the herein described property on behalf of the said Sharon Schafer as Trustee per Amended Order of record in Case No. 19P1638, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

This conveyance is subject to:

- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 3300, Page 38, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3341, Page 265, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement to the USA of record in Book 1303, Page 21, in the Register's Office for Davidson County, Tennessee.
- Affidavit and Memorandum of Purchase and Sale Agreement of record in Instrument Number 20191121-0120364, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3241 Cloverwood Drive, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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 GRANTEE(S), 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 my/our hand(s) this the 17th DAY OF DECEMBER, 2020.

The Gracie Sesek Revocable Living Trust

BY: _____
Robin Moore
Guardian ad litem for Susan Schafer, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robin Moore, as Guardian ad litem for Susan Shafer, Trustee of the Gracie Sesek Revocable Living Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 17th of December, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212