(2)

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20203605 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$1,059,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 23rd day of December, 2020. Notary Public My Commission Expires: 03-08-21

STATE OF TENNESSEE NOTARY PUBLIC GEORGETTE K. KENNEDY DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 23rd day of December, 2020, among:

NDO DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "Grantor")

AND

JACLYN CAMPBELL SEATON and SETH SEATON, wife and husband, as to an 80% undivided interest, and VALERIE ST. MARIE , a married woman, as to a 20% undivided interest,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "Grantee").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No. A as shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 1917 Lombardy Avenue, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20190321-0025840, 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 part of the same property conveyed to NDO Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Claudia Corsini Bell-Batson, Anita M. Monohan, Andrew T. Corsini, and Richard J. Corsini, devisees under the Last Will and Testament of Allie Taylor Corsini, of record in Instrument No. 20180521-0048262, Register's Office for Davidson County, Tennessee, dated May 04, 2018 and recorded on May 21, 2018.

Being also known as 1915 Lombardy Ave, Unit A, Nashville, Tennessee 37215.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

Karen Johnson Davidson County
Batch# 543174 **DEEDWARR**
12/29/2020 11:11:53 AM 2 pgs
Fees: $13.00 Taxes: $3,918.30

20201229-0154079

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

NDO Development, LLC, a Tennessee Limited Liability Company

BY: _____

Richard Davis, Managing Member

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Richard Davis**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the **Managing Member** of **NDO Development, LLC, a Tennessee Limited Liability Company.**

Witness my hand and official seal this 23 day of December, 2020.

_____
Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Jaclyn Seaton and Seth Seaton
Address: 1915 Lombardy Ave
City, State, Zip: Nashville, TN 37215

Responsible Party For Taxes:

Name: NEW OWNER
Address:
City, State, Zip:

Tax ID: 117-07-2B-001.00CO