Karen Johnson Davidson County
Batch# 556155 DEEDWARR
01/19/2021 01:47:30 PM 7 pgs
Fees: $38.00 Taxes: $4,070.00
20210119-0007943

#1065635

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3824

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of January, 2021

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joseph W. Segers and Deborah G. Segers 4412 Georgian Place Nashville, TN 37215	New Owner	130-10-0-113.00

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, I/WE,

James O. Bass, Jr, Francis M. Bass, II, Edwin Warner Bass and Susan B. Bowen, Co-Executors of James O. Bass

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph W. Segers and Deborah G. Segers, a married couple

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 15, of Block 3, Section 10, on the Plan of Belle Meade Subdivision of part of Block "D", Belle Meade Subdivision No. 2, as of record in Plat Book 3300, pages 41 and 42, Register's Office for said County, described as follows:

Beginning on the Northerly margin of Georgian Place at the corner of Lot Nos. 14 and 15; thence with the line between said two lots Northeasterly 249.9 feet to an iron pin, witness line; continuing in the same direction 50 feet, more or less, to the center of Richland Creek; thence with the center of said creek in an Easterly and Southeasterly direction 300 feet,

more or less, to the Northwesterly corner of Lot No. 16; thence with the Westerly line of Lot No. 16, Southwardly 42 feet, more or less, to an iron pin, witness line; continuing in the same direction 244.9 feet, in all 286.9 feet, more or less, to the Northerly margin of Georgian Place; thence with said Place Northwesterly 148.0 feet to the beginning.

Being the same property conveyed to James O. Bass and wife, Susanne W. Bass by Warranty Deed from Frank W. Englert, Jr. and wife, Margaret P. Englert of record in Book 4615, page 535, Register's Office for Davidson County, Tennessee, dated June 28, 1972 and recorded on July 03, 1972.

The said Susanne Bass having died 5/14/2000, leaving James O. Bass surviving tenant by the entirety ad Vested with the entire fee simple interest.

The Said James O. Bass having died 5/23/2019. Reference is herby made to probate case of record in 19P1069 in Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4412 Georgian Place, Nashville, TN 37215

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 so 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 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.

Dated this the 5th day of January, 2021.

By: James O Bass Jr
James O. Bass, Jr, Co-Executor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James O. Bass, Jr,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville (city), Tennessee (~~state~~) this 8th day of January, 2021.

Maureen T. McGeehan
Notary ~~Public~~
My Commission Expires: May 7, 2024

MAUREEN T. McGEEHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 7, 2024

Dated this the 7th day of January, 2021.

By: Edwin Warner Bass
Edwin Warner Bass, Co-Executor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Edwin Warner Bass** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville (city), Tennessee (state) this 7th day of January, 2021.

Maureen T. McGeehan
Notary Public
My Commission Expires: May 7, 2024

MAUREEN T. McGEEHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 7, 2024

Dated this the 6 day of January, 2021.

By: Francis M. Bass, II Co-Executor
Francis M. Bass, II, Co-Executor

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Francis M. Bass, II** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville (city), TN (state) this 6 day of January, 2021.

Rhonda L McGarr
Notary Public
My Commission Expires: 05/02/2022

RHONDA L. MCGARR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Dated this the 7 day of January, 2021.

By: Susan B. Bowen, Co-Executor
Susan B. Bowen, Co-Executor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Susan B. Bowen** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville (city), TN (state) this 7th day of January, 2021.

KRIS L ROBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Kris L. Roberson
Notary Public
My Commission Expires: 8-9-2022

WARRANTY DEED

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

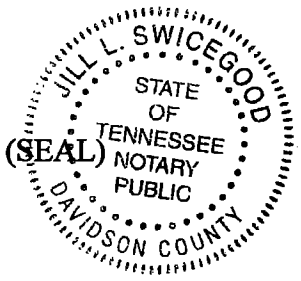
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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