Box 14

File 34271-8

Karen Johnson Davidson County
Batch# 581249 DEEDWARR
03/02/2021 09:55:14 AM 2 pgs
Fees: $13.00 Taxes: $2,294.00

20210302-0026196

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/6/2023
(AFFIX SEAL)

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH21-01203

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lauren Nicole Carlson and Michael John Seelig, wife and husband 116 Creighton Ave. Nashville, TN 37206	Lauren Nicole Carlson and Michael John Seelig 116 Creighton Ave Nashville, TN 37206	083-03-0-033-00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kimberly Bean and Timothy J. Vasnelis, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lauren Nicole Carlson and Michael John Seelig, wife and husband**, hereinafter called the Grantees, their successors 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. 13, on the plan of RT Creighton Subdivision of Lot 42 & 43 Brownsville, as shown by plat of record in Book 332, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

24 month chain of title:

Being the same property conveyed to Kimberly Bean and Timothy J. Vasnelis, wife and husband by deed from Allen Vantrease and Ashley Vantrease, dated April 6, 2018, recorded April 12, 2018, of record in Instrument No. 20180412-0034364, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 116 Creighton Ave., Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 1st day of March, 2021

Kimberly Bean

Timothy J. Vasnelis

STATE OF TENNESSEE
COUNTY OF

I, Brad Lehman, a Notary Public for the city of Brentwood and State of Tennessee, do hereby certify that Kimberly Bean and Timothy J. Vasnelis personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1st of March, 2021.

Notary Public
My Commission Expires: 9/21/24

(SEAL)

