Karen Johnson Davidson County
Batch# 602537 DEEDWARR
03/29/2021 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20210329-0041149

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/20/24

(AFFIX SEAL)

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

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM DAWN M. POWDER

02-NSH21-01236

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jamie Lynn Hill and Shannon Elisa Grogan 5321 Royer Ave. Woodland Hills, CA 91367	Jamie Lynn Hill Shannon Elisa Grogan 5321 Royer Ave. Woodland Hills, CA 91367	147-10-0-213.00

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, **Denise M. Smith, a married person**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jamie Lynn Hill, an unmarried woman and Shannon Elisa Grogan, an unmarried woman**, 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. 7, on the plan of Section One, B.J. Homebuilders Subdivision , as shown by plat of record in Book 8250, Page 833, 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 Denise M. Smith by deed from Steven Frazier and Caitlin Frazier, husband and wife, dated October 6, 2017, recorded October 17, 2017, of record in Instrument No. 20171017-0106294, in the Register's Office for Davidson County, Tennessee.
>
> Bruce Seyburn, the spouse of the Grantor, hereby joins in the execution of this document to convey any interest he may have in the subject property.

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: 639 Durrett Dr., Nashville, TN 37211

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.

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 hand this 25th day of March, 2021

Denise M. Smith

Bruce Seyburn

STATE OF MICHIGAN

COUNTY OF Oakland

I, Barbara Kanalos, a Notary Public for the county Wayne of and State of Michigan, do hereby certify that Denise M. Smith and Bruce Seyburn personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 25th of March, 2021.

Barbara A Kanalos
Notary Public

My Commission Expires: 7-8-2021

(SEAL)

BARBARA A KANALOS
Notary Public - Michigan
Wayne County
My Commission Expires Jul 8, 2021
Acting in the County of Oakland

True Copy Certification

I, Spencer Gross, 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.

Spencer Ryan Gross
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Houston Lyle, a notary public for this county and state, Spencer Gross, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

H. Lyle
Notary's Signature



My Commission Expires: 07/24/2023

{Notary' Seal}