Karen Johnson Davidson County
Batch# 623233 DEEDWARR
04/27/2021 10:27:58 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20210427-0055814

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jeffrey Stephen Seeman and Cynthia Lee Seeman	Mortgage Investors Group	Parcel ID: 182-00-0-110.00
(NAME) 6024 Cane Ridge Road	(NAME) 8320 East Walker Springs Lane, Suite 200	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Anthony L. Glover and wife, Vickie L. Glover**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cynthia L. Seeman and Jeffrey S. Seeman, married**, 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:

A tract of land lying wholly within the Fifth Civil District of Davidson County, Tennessee, and is bound in general on the North by C. Bonds, on the East by Mary Bonds Hogue, on the South by C. Bonds, and on the West by Cane Ridge Road.

Commencing at an iron pin in the East margin of Cane Ridge Road said point being Mary Bonds Hogue's Southeast corner, thence with the East margin of said Road North 34 deg. 15' West 660 feet to the point of beginning, thence continuing with said East margin North 34 deg. 15' West 230 feet to the stake; thence with two new staked lines North 44 deg. 30' East 540 feet and South 42 deg. 30' East 371 feet to a stake in Mary Bonds Hogue's West line; thence with said line South 8 deg. 30' West 289.4 feet to a stake; thence South 87 deg. 45' West 452 feet to the point of beginning containing 5.37 acres, more or less, according to a survey made by Billy Carl Tomlin, Surveyor, dated April 29, 1975.

Included in the above description but EXCLUDED therefrom is the property sold in Book 8407, Page 871, Register's Office for Davidson County, Tennessee, described as follows:

A tract of land described according to a survey by J. Bruce Rainey, Surveyor, No. 823, dated March 24, 1988, and Revised April 11, 1988, and known as Job No. 880035, more particularly described as follows:

Beginning at an iron pin set in the original line of the Charles G. Leeper property of record in Book 4921, page 214, and the original line of the Kenneth W. Williams property of record in Book 6641, Page 639, Register's Office for Davidson County, Tennessee, said point of beginning being N 44 deg. 56' 14" E 328.89 feet from the westernmost common corner of the Leeper property and the Williams' property; thence with the original line N 44 deg. 56' 14" E 211.11 feet to a point; thence continuing with said original property line S 47 deg. 21' 18" E 221.26 feet to an iron pin; thence leaving the original property line and severing the Charles G. Leeper property the following calls: N 84 deg. 48' 36" W 27.01 feet to an iron pin; thence N 46 deg. 53" 16" W 103.24 feet to an iron pin; thence S 81 deg. 55' 59" W 11.82 feet to an iron pin; thence S 60 deg. 09' 09" W 114.10 feet to the point of beginning, containing 0.24 acres, more or less.

Also included but EXCLUDED from the original tract is that land sold in Deed Book 8423, Page 92, Register's Office for Davidson County, Tennessee, and described as follows:

A tract of land in Davidson County, Tennessee, being described according to a survey by J. Bruce Rainey, Surveyor,

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-SB-P-21-6024

No. 823, dated March 24, 1988, and Revised April 11, 1988, Known as Job No. 880035, more particularly described as follows:

Beginning at an iron pin, said point of beginning being the original eastern-most common corner of the Kenneth W. Williams property of record in Book 6641, page 639, and the Charles G. Leeper property of record in Book 4921, page 214, Register's Office for Davidson County, Tennessee; thence with the original line between said properties N 47 deg. 21' 18" W 118.22 feet to an iron pin; thence leaving said original property line and severing the Williams' property S 84 deg. 48' 36" E 97.72 feet to an iron pin in a fence line; thence with the fence and Williams' original easterly line S 08 deg. 16' 26" W 72.00 feet to the point of beginning, containing 0.08 acres, more or less.

Being the same property conveyed to Peggy M. Bowling, by Warranty Deed from Charles G. Leeper and wife, Linda O. Leeper dated June 14, 1994 recorded June 17, 1994, of record in Book 9381, Page 659 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Anthony L. Glover and wife, Vickie L. Glover, by Quitclaim Deed from Peggy M. Bowling, married dated December 16, 1994 recorded December 16, 1994, of record in Book 9548, Page 309 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 6024 Cane Ridge Road, Antioch, TN 37013

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 do 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.

Witness our hands this 22 day of APRIL, 2021

X _____
Anthony L. Glover

X Vickie L Glover
Vickie L. Glover

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Anthony L. Glover and wife, Vickie L. Glover, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of April, 2021.

_____
Notary Public

My Commission Expires: 7-17-23

(SEAL)

