This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 641604 DEEDWARR
05/21/2021 10:13:30 AM 4 pgs
Fees: $23.00 Taxes: $358.90
20210521-0069227

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
SeymourHollowProperties, LLC 227 Sackett St. #3 Brooklyn, NY 11231	New Owner	030000 265.00

THIS INDENTURE, made this 19th day of May, 2021 between

James Patrick Braddock and wife, Linda Louise Braddock

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

SeymourHollowProperties, LLC

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land located in the 14th Civil District of Davidson County, TN, on the South-side of Seymour Hollow Road and being described as follows:

BEGINNING at an iron rod in the South margin of Seymour Hollow Road, same being the Northeast corner of Tract #7 of the Hopkins Property (5.01 acres as per survey of same date) and the Northwest corner of this tract, also being North 81 deg. 06 min. 29 Forrest (Instrument No. 20030312-0033005, RODC,TN) as you measure along said margin; thence with said margin North 81 deg. 06 min. 29 sec. East 124.00 feet to an iron rod in said margin; thence leaving road with line of Tract No. 5 of the Hopkins Property (5.20 acres as per survey of same date) South 01 deg. 57. min. 40 sec. West 484.89 feet to an iron rod; thence South 31 deg. 32 min. 10 sec. West 735.09 feet to an iron rod; thence with line of Martha Swah (Instrument. No. 20020619-007 4092, RODC, TN) North 60 deg. 52 min. 57 sec. West 208.86 feet to an iron rod; thence South 87 deg. 47 min. 25 sec. West 69.70 feet to an iron rod at a large oak tree; thence North 82 deg. 15 min. 04 sec. West 53.70 feet to an iron rod; thence with line of said Tract No. 7 North 42 deg. 49 min. 49 sec. East 840.25 feet to an iron rod; thence North 01 deg. 57 min. 40 sec. East 369.78 feet to the point of beginning, containing 5.20 acres, more or less by survey by Carroll Dean Carman, RLS, TN No. 910, dated September 27, 2007 of record in Instrument No. 20071001-0116457, said Register's Office.

BEING the same property conveyed to James Patrick Braddock and wife, Linda Louise Braddock by Warranty Deed dated 09/28/2009 from Robert Joel Hopkins and wife, Sariah Hopkins of record in Instrument No. 20091001-0090979, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING RESTRICTIONS WHICH FOLLOW WITH THIS PROPERTY:

1. Mobile Homes and Non-Site Built Homes (single wide, double wide, triple wide, modular and any other classification) are not permitted to be placed on the property at any time. Systems Built Log Homes are permitted and are excluded from this restriction. All other types of system built homes shall require prior approval from Seller.

2. Future subdividing of any parcel is not permitted. Each parcel is constrained to the size and shape described in the September 27, 2007, Survey performed by Carroll Carman, Registered Tennessee Land Surveyor. Said Survey was recorded in the Register's Office for Davidson as Instrument No. 20071001-0116457.

3. Storage of junk metal or junk cars on property is not permitted.

4. Logging of trees, except that considered reasonable and necessary for construction, is prohibited.

5. Commercial kenneling of dogs is not permitted on property.

6. Swine are not permitted to be raised or kept on the property.

7. Homes may not be occupied until completion, when certificate of occupancy is issued by the County Codes Department.

This is ( ) improved (X) unimproved property known as: 5034 Seymour Hollow Rd., Whites Creek TN 37189.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2021 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

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 said Grantor hereunder sets their hand and seal the day and year first above written.

James Patrick Braddock

James Patrick Braddock

Linda Louise Braddock

Linda Louise Braddock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James Patrick Braddock and wife, Linda Louise Braddock, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 19th day of May, 2021.

Melissa Heavener
Notary Public
My Commission Expires: _____



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $97,000.00.

Linda Louise Braddock
Affiant

Sworn to and subscribed before me, this 19 day of May, 2021.

Melissa Heavener
Notary Public
My Commission Expires: _____



True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM