WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF June, 2021. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 665290 **DEEDWARR**
06/25/2021 03:12:48 PM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20210625-0086772

SANDRA DENISE WOODS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 05-20-2024

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-730

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jordan Mykleby and Courtney Seward	~~Same as Owner~~ F+M	061 11 0 065.00
(NAME) 924 Curdwood Boulevard	(NAME) 50 Franklin Street	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Clarksville, TN 37040	
(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, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sarah Siller, an unmarried woman and Katherine Siller, an unmarried woman, as joint tenants with right of survivorship** (the "**Grantor(s)**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Jordan Mykleby and Courtney Seward, husband and wife** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Maplewood Manor Subdivision of record in Plat Book 547, Page 102, in the Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sarah E. Siller, unmarried and Katherine M. Siller, unmarried, as joint tenants with right of survivorship, by Warranty Deed from Emily Kane and husband, Joseph Kane and Joseph M. Kane and wife, Michelle M. Kane, of record in Instrument No. 20160919-0098037, in the Register's Office of Davidson County, Tennessee, dated September 14, 2016 and recorded on September 19, 2016.

This instrument is executed on behalf of Sarah Siller by Katherine Siller pursuant to a Power of Attorney executed by her/him/them on the 20th day of June, 2021, of record in Instrument No. 20210625-0086771, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2019 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is property located at 924 Curdwood Boulevard, Nashville, TN 37216.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor(s) covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor(s) further covenant with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor(s) further covenant and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor(s) have executed this Warranty Deed the 25th day of June, 2021.

GRANTOR(s):

Sarah Siller by Katherine Siller, her Attorney-In-Fact

Sarah Siller by Katherine Siller, her Attorney-In-Fact

her Attorney-In Fact

Katherine Siller

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Katherine Siller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the attorney in fact for Sarah Siller, and that she, being duly authorized, executed the forgoing instrument in her individul capacity and as attorny-in-fact for Sarah Siller, for the purposes therein contained.

WITNESS my hand, at office, this 25th day of June, 2021.

Notary Public

My Commission Expires: 9/2/24

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024