WARRANTY DEED

Karen Johnson Davidson County
Batch# 673804 DEEDWARR
07/09/2021 10:26:51 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20210709-0092735

State of Tennessee
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 9th day of JULY, 2021

Notary Public

MY COMMISSION EXPIRES: 5/5/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Poora Properties, GP, a Tennessee General Partnership	Poora Properties, GP, a Tennessee General Partnership	17301009900
(NAME)	(NAME)	
117 Vaughns Gap Road	117 Vaughns Gap Road	17301010000
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Lonnie O. Siebe a married man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Poora Properties, GP, a Tennessee General Partnership,** 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:

TRACT 1 - Land located in Davidson County, Tennessee, being more particularly described as follows:
BEING Lot No. 38, on the Plan of Monte Carlo, Section II C, of record in Plat Book 2500, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Lonnie O. Siebe, a married man by Warranty Deed from Jeff W. Sullivan and Ashley S. Sullivan, husband and wife dated June 22, 2005 of record in Instrument No. 20050630-0075636, said Register's Office.

TRACT 2 - Land in Davidson County, Tennessee being Lot No. 39 on the Plan of Monte Carol, Section II C, of record in Plat Book 5200, page 66, Register's Office for said county, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Lonnie O. Siebe, a married man by Warranty Deed from Jeff W. Sullivan and Ashley S. Sullivan, husband and wife, dated June 22, 2005 of record in Instrument No. 20050708-0079404, in the aforesaid Register's Office.

The above legal description(s) is identical to the legal description in the previous deed(s) of record.

unimproved ☐

This is improved ☐ property, known as 501 - 505 Cedarmont Dr., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 9th day of July, 2021.

Lonnie O. Siebe

Lonnie O. Siebe

State of Florida
County of Marion

Personally appeared before me Lonnie O. Siebe, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th 7th day of July, 2021.

Anne Cieplinski

Notary Public
My Commission Expires: Aug 5, 2021

File No.: 21-Poora501

Notary Public State of Florida
Anne E Cieplinski
My Commission GG 116457
Expires 08/05/2021