Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 681660 DEEDWARR
07/22/2021 11:02:08 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20210722-0098490

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER
Alexa Zoe Sullivant and
Daniel Pujol
1317 Cheyenne Blvd.
Madison, TN 37115

SEND TAX BILLS TO

New owner

MAP/PARCEL
053-09-0-029.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MATTHEW J. SEDLAK AND LAURA SEDLAK, HUSBAND AND WIFE** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **ALEXA ZOE SULLIVANT AND DANIEL PUJOL, WIFE AND HUSBAND,** ("Grantees" herein), their successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 101, as shown on the map entitled the Plan of Section 3, Sequoia Valley, of record in Plat Book 4460, page 83 , Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MATTHEW J. SEDLAK AND LAURA SEDLAK, HUSBAND AND WIFE, by deed from RONALD EMMETT GIVENS AND SARA GIVENS, HUSBAND AND WIFE, of record in Instrument No. 20180430-0040718, dated April 27, 2018, said Register's Office.

This is improved property known as: 1317 Cheyenne Blvd., Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTORS do covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2021 real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hands as of this 21 day of July, 2021.

MATTHEW J. SEDLAK

LAURA SEDLAK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MATTHEW J. SEDLAK AND LAURA SEDLAK**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 21st day of July, 2021.

Notary Public

My Commission Expires: 1/3/22

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$350,000.00.**

Affiant

Sworn to and subscribed before me this 21st day of July, 2021.

Notary Public

My Commission Expires: _____

ABIGAIL WOODARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024