WARRANTY DEED

Karen Johnson Davidson County
Batch# 683905 DEEDWARR
07/27/2021 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20210727-0100378

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$480,000.00
|_____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|22nd DAY OF July,2021.
|_____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 5/24/25
| (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
ELIZABETH PASCHALL WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 072
Kelly Liken 1320 Greenfield Ave Nashville, Tennessee 37216	Kelly Liken 1320 Greenfield Ave Nashville, TN 37216	GROUP 030 PARCEL 334.00CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Evan J. Sieling, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Kelly Liken and Ricky J. Colomitz, wife and husband

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:

Land in Davidson County, Tennessee being Lot No. 9 on the Plan of A Part of Mora Sharpe Lands of record in Plat Book 547, Page 114, 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 Evan J. Sieling, unmarried by Warranty Deed from Eleanor F. White, single, dated September 12, 2018 and filed of record in Instrument No. 20180924-0094210 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2021 taxes and subsequent years.
2) Any restrictions, conditions, and utility easements of record.

This is improved property known as **1320 Greenfield Ave, Nashville, Tennessee 37216**.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hand and official seal at office this 22nd day of July, 2021.

Evan J. Sieling

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, Evan J. Sieling, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July, 2021.

NOTARY PUBLIC

My Commission Expires

My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

TRUE COPY CERTIFICATION

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the ~~electronic~~ original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on July 22, 2021. RW

Affiant Signature

7.22.21

Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 22 day of July, 2021.

Notary

My Commission Expires: 5/23/22

MELISSA CHISUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY