Karen Johnson Davidson County
Batch# 688134 DEEDWARR
08/02/2021 07:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,775.63
20210802-0103197

WARRANTY DEED 2021-297	State of Tennessee County of Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,900.00. Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of July, 2021. Notary Public (Affix Seal) My Commission Expires: 5/24/25

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Fiona B. Libsack 7033 Oak Brook Terrace Brentwood, TN 37027	NEW OWNER	181-10-0A-132.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Aaron Lee Seldon and Mallory Gregg, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Fiona Libsack and Rick Libsack, also known as Rick A. Libsack, wife and husband**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Lot No. 314 on the Plan of Final Plat, Phase Three, Autumn Oaks Subdivision of record as Instrument No. 20031029-0159380, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Aaron Lee Seldon and Mallory Ann Gregg, husband and wife from Scott Comiskey, unmarried by Warranty Deed dated August 22, 2017 and recorded August 24, 2017 in Instrument #20170824-0087220, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 7033 Oak Brook Terrace, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 hand(s) this 30th day of July, 2021.

Aaron Lee Seldon

Mallory Gregg

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Aaron Lee Seldon and Mallory Gregg, the bargainor(s), 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 official seal, this 30th day of July, 2021.

Notary Public
My Commission Expires: 6-24-2023

APRIL G. Nichols
State of Tennessee
Notary Public
Williamson County

Certificate of Authenticity

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/30/2021.

Date

Affiant Signature

7/30/2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of July, 2021

Notary's Signature

My Commission Expires: 5/24/25

Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025