WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,700,000.00.

Affiant

Subscribed and sworn to me this 30th day of July, 2021.

NOTARY PUBLIC

My Commission Expires: 12-08-24

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

OKORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Peter Weiss)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #35001

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Daryl Lee Deke and Sherry Delaney Deke 4 Bridleway Trail Nashville, TN 37215	Same	158-6-03.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Simon Meyer Sedek and wife, Naomi Lynn Sedek**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Daryl Lee Deke and wife, Sherry Delaney Deke**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Hunterdon of record in Book 7900, page 935, 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 Simon Meyer Sedek and wife, Naomi Lynn Sedek, by Warranty Deed from Danny A. and Cynthia H. Hester of record on April 18, 2001 as Instrument No. 20010418-0038136, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following: (i) 2021 real property taxes and subsequent years' real property taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record; (vi) and health department regulations that may affect the property.

This property is also known as **improved** property located at 4 Bridleway Trail, Nashville, TN 37215.

Karen Johnson Davidson County
Batch# 689358 **DEEDWARR**
08/03/2021 11:11:36 AM 2 pgs
Fees: $13.00 Taxes: $9,990.00

20210803-0104190

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 hand(s) this 30th day of July, 2021.

Simon Meyer Sedek

Naomi Lynn Sedek BY S. M. Sedek

Naomi Lynn Sedek by Simon Meyer Sedek as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Simon Meyer Sedek to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal this 30th day of July, 2021.

NOTARY PUBLIC

My Commission Expires: 5/2/2022

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named Simon Meyer Sedek with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for Naomi Lynn Sedek, and as her attorney-in-fact, executed the within instrument on her behalf for the purposes therein contained, having authority as to so act, as the free act and deed of the said Naomi Lynn Sedek.

Witness my hand and official seal, this July 30, 2021.

NOTARY PUBLIC

My Commission Expires: 5/2/2022

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY