Karen Johnson Davidson County
Batch# 689839 **DEEDWARR**
08/04/2021 11:55:34 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20210804-0104824

TY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10-24-2023
(AFFIX SEAL)

April G. Nichols State of Tennessee Notary Public Williamson County

DM-ARE-21-1289-1

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aaron Lee Seldon and Mallory Ann Gregg	NEW OWNER	
(NAME)	(NAME)	**134 02 0 008.00**
1289 Currey Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **LEONEL CARMONA, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AARON LEE SELDON AND MALLORY ANN GREGG, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the Map entitled Resubdivision of Lot No. 3, Airport Acres, of record in Book 3106, Page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a part of the same property conveyed to Leonel Carmona, by Warranty Deed from Mary M. Diehl and Marcus E. Fuhrer, as Successor Co-Trustees of the Robert L. Fuhrer 2015 Revocable Trust, dated September 3, 2015, of record in Instrument No. 20201230-0154773, in the Register's Office of Davidson County, Tennessee, dated December 24, 2020 and recorded on December 30, 2020.

Being the same property conveyed to Robert L. Fuhrer, trustee, and any successor trustees thereto, of the Robert L. Fuhrer 2015 Revocable Trust, dated September 3, 2015, by Quitclaim Deed from Robert L. Fuhrer, unmarried, of record in Instrument No. 20151016-0105288, in the Register's Office of Davidson County, Tennessee, dated September 03, 2015 and recorded on October 16, 2015. The Said Robert L. Fuhrer died on February 04, 2019.

Being the same property conveyed to Robert L. Fuhrer and wife, Margaret C. Fuhrer, by Warranty Deed from F. H. Dillingham, Jr. and wife, Madeline Dillingham, of record in Book 3254, Page 587, in the Register's Office of Davidson County, Tennessee, dated August 01, 1961 and recorded on August 03, 1961. The Said Margaret C. Fuhrer died on July 21, 2015, leaving the said Robert L. Fuhrer as the surviving tenant by the entirety. Also see Affidavit of Heirship recorded in Instrument No. 20151016-0105289, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
• County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

• Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivison of Lot No. 3, Airport Acres, as recorded in Plat Book 3106, Page(s) 61.

• Easement for Ingress/Egress, recorded in Book 3254, Page 587.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1289 Currey Road, Nashville, Tennessee 37217**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th DAY OF JULY, 2021.

Leonel Carmona

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEONEL CARMONA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212