WARRANTY DEED

Karen Johnson Davidson County
Batch# 700331 DEEDWARR
08/18/2021 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20210818-0111755

ALICE J. STEWART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 26, 2025

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

MS
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2021

Alice J Stewart
Notary Public

MY COMMISSION EXPIRES: 7/26/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Katherine Seabury	Pinnacle Bank	13311007800
(NAME)	(NAME)	
301 Elysian Fields Rd.	150 3rd Avenue South Suite 1000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Peyman Noman, married**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mary Katherine Seabury, a single woman,** 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. 17 on the Plan of Valley View Meadows, Section One, of record in Book 3500, Page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Peyman Noman, by deed of record in Instrument No. 20191011-0104324, Register's Office for Davidson County, Tennessee.

This property has never been used as the Grantors marital residence.

unimproved ☐

This is improved ☑ property, known as 301 Elysian Fields Rd., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 17th day of August, 2021.

x _____
Peyman Noman

State of Tennessee
County of Davidson

Personally appeared before me Peyman Noman, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of August, 2021.

_____
Notary Public
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 8/17/2021.

George E. Mudter, Jr.

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires October 2, 2023

STACY L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023