Karen Johnson Davidson County
Batch# 702943 DEEDWARR
08/23/2021 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20210823-0113658

Name and Address of New Owner:
Megan Lovell Seal and Michael Seal
5860 Cane Ridge Road
Antioch, TN 37013

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 182-00-0-154.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Harts Chapel Farms, LLC, a Tennessee limited liability company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Megan Lovell Seal and Michael Seal, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A tract of land lying in the 5th Civil District of Davidson County, Tennessee, described according to a survey made by Robert E. Francis, Surveyor dated June 25, 1980, revised September 29, 1982, as follows:

Beginning at a point in the Easterly margin of Cane Ridge Road at the Southwest corner of the Sara Ledbetter Lynch property of record in Book 2963, page 189, Register's Office; thence North 78 degrees 41 minutes East 346.7 feet to a point; thence North 6 degrees 45 minutes 30 seconds East 313.0 feet to a point, thence South 72 degrees 41 minutes 30 seconds East 473.0 feet to a point; thence South 6 degrees 29 minutes 21 seconds West 254.0 feet to a point; thence South 78 degrees 50 minutes 45 seconds West 722.86 feet to a point in the Easterly margin of Cane Ridge Road, thence with the Easterly margin of Cane Ridge Road, Northwesterly 7.8 feet to a point which is the beginning of a curve; thence around said curve which has a radius of 343.30 feet Northwesterly 172.96 feet to the point of beginning.

Being the same property conveyed to Joe Certo and wife, Teresa Certo by Warranty deed from James Gibbs Haswell, Jr., Notarized of record in Book 5957, page 484, Register's Office for Davidson County, Tennessee, dated October 20, 1982.

Being the same property conveyed to Nwamaka Umeh and Martin Nwosu, husband and wife by Warranty deed from Teresa Certo, unmarried of record in Instrument No. 20201019-0121064 Register's Office for Davidson County, Tennessee, dated October 13, 2020 and recorded on October 19, 2020. Further being a portion of the same property conveyed to Harts Chapel Farms LLC by Quitclaim deed from Nwamaka Umeh and Martin Nwosu, husband and wife of record in Instrument No. 20201210-0144245, Register's Office for Davidson County , Tennessee, dated November 24, 2020 and recorded on December 10, 2020. Being also known as 5860 Cane Ridge Road Antioch, TN 37013.

This conveyance is subject to the current year's property taxes which have been prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 5860 Cane Ridge Road, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of August, 2021.

Harts Chapel Farms, LLC

By: _____ (SEAL)
Martin Nwosu, Member

By: _____ (SEAL)
Nwamaka Umeh, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of August, 2021, before me, the undersigned Notary Public in and for the County and State, personally appeared Martin Nwosu and Nwamaka Umeh, with whom I am personally acquained (or proved to me on the basis of satisfacotry evidence), and who, upon oath, acknowledged themselves to be the Members of Harts Chapel Farms, LLC a Tennessee limited liability company and that they acting in such capacity, and authorized so to do executed the foregoing instrument on behalf of said company for the purposes therein contained.
Witness my hand, at office, this 16th day of August, 2021.

_____
Notary Signature
My commission expires: 11.8.21

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $740,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Harts Chapel Farms, LLC

By: _____
Martin Nwosu, Member

By: _____
Nwamaka Umeh, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16th day of August, 2021.

_____
Notary Signature
My commission expires: 11.8.21

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 08/23/2021 (date ~~of document~~).

Affiant Signature

08/23/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23rd day of August, 2021.

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025