THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch# 729362 DEEDWARR
10/04/2021 12:12:26 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00

20211004-0133144

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is **$280,000.00**

Subscribed and sworn to before me this 2nd day of September, 2021.

WILLIAM D. DUKE JR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 2, 2022

Notary Public **Affiant**

My Commission Expires: 5/2/2022

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Jeffrey C. Seifert and **Pamela Seifert** **224 Northside Drive** **Madison, TN 37115**	~~**Same**~~ 126 Circle Drive Hendersonville, TN 37075	**034-03-0-081.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **JEFFREY CULLUM SEIFERT AND JULIE MARTIN DUNLAP, AS CO-EXECUTORS OF THE ESTATE OF JOHN EVERETT SEIFERT, SR.**, have this day bargained and sold, and do hereby transfer and convey unto the said **JEFFREY CULLUM SEIFERT AND PAMELA SEIFERT, husband and wife,** the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being all of Lot No. 51 on the Plan of North Hill Estates, Section II, as of record in Book 3700, page 51, Register's Office for Davidson County, Tennessee, and a part of Reserved Parcel "C" as shown on the Plan of North Hill Estates, Section II, as of record in Plat Book 3700, page 51, said Register's Office, more specifically and particularly described as follows:

Beginning at a concrete monument in the southerly margin of Northside Drive, a corner to Lot No. 52 on the Plan of North Hill Estates, Section II; thence with said margin of said drive, North 47 deg. 23 min. East 195.09 feet to an iron pin, a corner to Lot No. 50 on the said Plan; thence with the line of Lot No. 50, South 42 deg. 37 min. West 295.3 feet to a point; thence, North 51 deg. 41 min. West 57.1 feet to a concrete monument; thence, North 14 deg. 27 min. East 74.22 feet to a concrete monument; thence, North 26 deg. 38 min. West 110.00 feet to a concrete monument; thence, North 42 deg. 37 min. East 195.4 feet to the point of beginning.

Being part of the same property conveyed to JOHN E. SEIFERT AND WIFE, JEAN M. SEIFERT, by deed from THOMAS S. BURNETTE, JR. AND WIFE, MARY C. BURNETTE, of record in Book 4165, page 637, dated August 23, 1967, and further by quitclaim deed in Instrument No. 20051212-0148631, dated October 31, 2005, said Register's Office. JEAN M. SEIFERT having since died leaving JOHN E. SEIFERT as surviving tenant by the entirety.

Pursuant to the terms of his will of record in Docket No. 21P742 in the Seventh Circuit Court of Davidson County, Tennessee, at Nashville (Probate Division), said property is to be administered as part of the probate estate. For further reference see Agreed Order to Sell Real Estate, dated July 2, 2021, of record in Docket No. 21P742 in the Seventh Circuit Court of Davidson County, Tennessee, at Nashville (Probate Division).

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 28 day of September, 2021.

JEFFREY CULLUM SEIFERT, CO –EXECUTOR OF THE ESTATE OF JOHN EVERETT SEIFERT, SR.

JULIE MARTIN DUNLAP, CO –EXECUTRIX OF THE ESTATE OF JOHN EVERETT SEIFERT, SR.

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NOTARY BLOCKS APPEAR ON NEXT PAGE]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William D. Duke Jr, a Notary Public in and for said County and State, **JEFFREY CULLUM SEIFERT, CO-EXECUTOR OF THE ESTATE OF JOHN EVERETT SEIFERT, SR.**, 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 Co-Executor of The Estate of John Everett Seifert, Sr. as appointed by court order of record in Docket No. 21P742 in the Seventh Circuit Court of Davidson County, Tennessee, at Nashville (Probate Division) and is authorized to execute this instrument on behalf of said Estate.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 28th day of September, 2021.

NOTARY PUBLIC

WILLIAM D. DUKE JR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 2, 2022

My Commission Expires: 5/2/2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William D. Duke Jr, a Notary Public in and for said County and State, **JULIE MARTIN DUNLAP, CO –EXECUTRIX OF THE ESTATE OF JOHN EVERETT SEIFERT, SR.**, 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 she is the Co-Executrix of The Estate of John Everett Seifert, Sr. as appointed by court order of record in Docket No. 21P742 in the Seventh Circuit Court of Davidson County, Tennessee, at Nashville (Probate Division) and is authorized to execute this instrument on behalf of said Estate.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 28th day of September, 2021.

NOTARY PUBLIC

WILLIAM D. DUKE JR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 2, 2022

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