Karen Johnson Davidson County
Batch# 754139 DEEDWARR
11/12/2021 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,691.75
20211112-0151150

WARRANTY DEED

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $727,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MST 2021-1865

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heidi Barrette and Drew Seifried	New Owner	081-08-4M-001.00-CO
(NAME)	(NAME)	
1717A 6th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Britnie F. Turner, a single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heidi Barrette and Drew Seifried** _____, 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 Unit No. A, of the Plan of 1717 6th Avenue North Townhomes, a Horizontal Property Regime with Private Elements a Planned Unit Development, as shown on Exhibit "A" of 1717 6th Avenue North Townhomes, of record in Instrument No. 20150129-0008467, Register's Office for Davidson, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Benjamin R. Hortman, unmarried by Warranty deed from Echo Five LLC of record in Instrument No. 20151029-0110292 Register's Office for Davidson County, Tennessee, dated October 23, 2015 and recorded on October 29, 2015. (Value of consideration shown in aforementioned deed $465,000.00.)

Being the same property conveyed to Benjamin R. Hortman and Ariel Nicole Hortman, husband and wife as tenants by the entirety with right of survivorship by Warranty deed from Benjamin R. Hortman who acquired title as an unmarried man of record in Instrument No. 20180402-0030699 Register's Office for Davidson County, Tennessee, dated March 20, 2018 and recorded on April 02, 2018. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Britnie F. Turner, a single woman by Warranty deed from Benjamin Hortman and Ariel Hortman, husband and wife of record in Instrument No. 20191104-0113803 Register's Office for Davidson County, Tennessee, dated November 01, 2019 and recorded on November 04, 2019. (Value of consideration shown in aforementioned deed $560,000.00.)

Being also known as 1717A 6th Avenue North A Nashville, Tennessee 37208.

Subject to: Property taxes have been prorated and the Grantor has assumed payment thereof when same become due and payable Taxes for the year 2021, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150129-0008467, Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 1717A 6th Avenue North, Nashville, TN 37208
(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 hand(s) this 29TH DAY OF OCTOBER, 2021.

Britnie F. Turner by Yvette Meldrum as Atty in fact

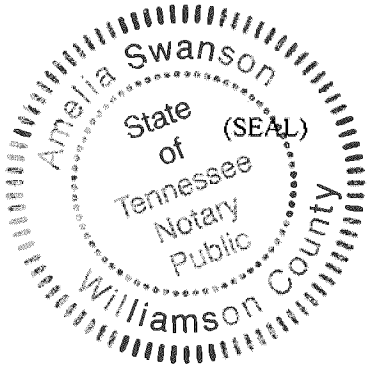
Britnie F. Turner by Yvette Meldrum, as Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Britnie F. Turner, a single woman, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Britnie F. Turner, a single woman, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 29th day of October, 2021.

Notary Public
My Commission Expires: 4/24/2023



Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 11/2/2021.

Affiant Signature

11/2/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 2nd day of November, 2021.

Notary Signature

My Commission Expires: _____

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023