Karen Johnson Davidson County
Batch# 764882 DEEDWARR
12/01/2021 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $998.63
20211201-0159361

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Wilson }

The actual consideration or value, whichever is greater for this transfer is: $269,900.00

Affiant Signature

Subscribed and sworn to before me on this the 29th day of November, 2021.

Notary Public

My Commission expires 3 / 12 / 2024

LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
William Seals & Brandy Seals
110 Garner Ave.
Madison, TN 37115

SEND TAX BILLS TO:
William Seals & Brandy Seals
110 Garner Ave.
Madison, TN 37115

MAP AND PARCEL NUMBER: Tax ID #: 04305017700

WARRANTY DEED

21NT03025

Effective the 24 Day of November, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Jimmy L. Robinson, heir-at-law of Katie M. Robinson, deceased

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

William Seals and Brandy Golden Seals, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 52 and the westerly 25 feet of Lot No. 51 of Block "B" on the map of Overlook Estates, as of record in Book 843, Page 105, Register's Office for said County.

Said Lot No. 52 and part of Lot No. 51 front together 75 feet on the southerly side of Garner Street and extend back 140.7 feet on the westerly line and 141.3 feet on the easterly line to a dead line, measuring 75 feet thereon.

Being the same property as conveyed to Alfred S. Robinson and wife, Katie M. Robinson by Warranty Deed from Katherine M. Bohenstiel Deck dated 12/01/1961 recorded 12/01/1961 in Book 3313, Page 9, as Document Number NA, Register's Office for Davidson County, Tennessee. Said Alfred S. Robinson predeceased his wife, Katie M. Robinson on August 10, 1988, leaving Katie M. Robinson as surviving tenant by entirety. Katie M. Robinson died 10/21/2008, leaving her heir-at-law as follows: Jimmy L. Robinson, as evidenced by affidavit of heirship dated 10/29/2021 and recorded _____ as instrument no. 202112010159360 Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 110 Garner Ave, Madison, TN 37115-2830

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 24 day of Nov., 2021.

Jimmy L. Robinson

Jimmy L. Robinson

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State **Jimmy L. Robinson**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 24 day of Nov., 2021.

Notary Public
My commission expires: 7/5/22

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Lisa Virden, do hereby make oath that I am 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 November 24, 2021.

Affiant Signature

November 24, 2021
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 24th day of November, 2021.

Notary's Signature
My Commission Expires: 11/6/24

Notary's Seal

