Karen Johnson Davidson County
Batch# 811178 DEEDWARR
02/24/2022 02:04:30 PM 5 pgs
Fees: $28.00 Taxes: $888.00
20220224-0021332

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0669

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th day of February, 2022

Notary Public

Commission Expires: 9/8/2025

ELISSA SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Christiane Buggs 1818 28th Avenue North Nashville, TN 37208	New Owner 1818 Ed Temple Blvd Nashville, TN 37208	081-06-0-091.00

WARRANTY DEED

FOR AND IN 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, I/WE, **Frederick M. Seay, Darryl E. Seay, Nalawn Ganaway, Thomas Russell, Markeshia Ellis, Marcus Ellis, Thomas Fields, and John E. Seay II, heirs at law of Delores Roberta Seay** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christiane Buggs, an unmarried 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 26 on the Plan of Cumberland Gardens, as of record in Plat Book 2900, Pages 3 and 4, Register's Office for said County, described as follows:

Beginning on the Southerly margin of Aspen Drive at the corner of Lot Nos. 26 and 27; thence with the line between said two lots Southwardly 95.65 feet to the corner of Lot Nos. 25, 26, and 27; thence with the line between said lots Nos. 25 and 26 Westwardly 100.2 feet to the Easterly margin of 28th Avenue, North; thence with same Northwardly 82 feet to the beginning of a curve; thence around said curve with a radius of 20 feet Northeastwardly 31.42 feet to the Southwardly margin of said Aspen Drive; thence with same Eastwardly 95 feet to the beginning.

BEING the same property conveyed to John E. Seay and wife, Delores Seay, by Warranty Deed from Oakmont Development Company, a Tennessee Corporation, dated 6/24/1959 and recorded 8/20/1959 in Book 2956, Page 115, in the Register's Office of Davidson County, Tennessee.

The said John E. Seay and Delores Seay having since divorced and property vested solely in Delores Seay pursuant to Final Decree Awarding Absolute Divorce filed in 10/25/1972 under Docket No. 62171 in the Circuit Court of Davidson County, Tennessee, and recorded on 9/24/2021 in Instrument No. 20210924-0128790, in the Register's Office of Davidson County, Tennessee.

The said Delores Seay, also known as Delores Roberta Seay and Delores Roberta Mayberry Seay, having since died testate on November 24, 2020, with her Estate being probated under Docket No. 21P-1257, in the Probate Court for Davidson County, Tennessee. By her Last Will and Testament filed 7/29/2021, in the Probate Court for Davidson County, Tennessee and recorded 9/24/2021 in Instrument No. 20210924-0128792, in the Register's Office of Davidson County, Tennessee, she devised subject property to Thomas E. Seay, Frederick M. Seay and Darryl E. Seay, in equal shares. See also, Order Admitting Will as Muniment of Title filed 7/29/2021 in the Probate Court

for Davidson County, Tennessee and recorded 9/24/2021 in Instrument No. 20210924-0128791, in the Register's Office of Davidson County, Tennessee. Thomas E. Seay having since died intestate on October 7, 2021 leaving Nalawn Ganaway, Thomas Russell, Markeshia Ellis, Marcus Ellis, Thomas Fields and John E. Seay, II as his heirs at law.

Affidavits of Heirship of record in Instrument No. 202202240021329 and Instrument No. 202202240021330, Register's Office for Davidson County, Tennessee.

Power of Attorney of record in Instrument No. 202202240021331, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1818 28th Avenue North, Nashville, TN 37208.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10 day of February, 2022.

Frederick M. Seay

STATE OF TEXAS
COUNTY OF BEXAR

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Frederick M. Seay**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at San Antonio, Texas this 10th day of February, 2022.

Notary Public
My Commission Expires: 10-21-22

(Notary Seal)

EVA VEGA
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-21-22
Notary ID # 12570485-2

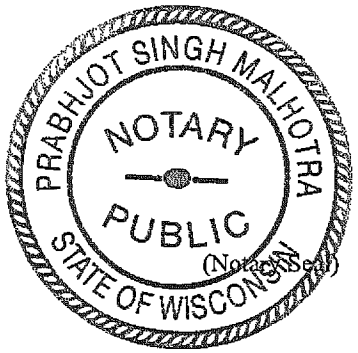
Dated this the 10th day of February, 2022.

Darryl E. Seay

STATE OF WISCONSIN
COUNTY OF Waukesha

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Darryl E. Seay,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Menomonee Falls, Wisconsin this 10th day of February, 2022.



Notary Public
My Commission Expires: June 29, 2024

Dated this the 11th day of February, 2022.

Nalawn Ganaway
Nalawn Ganaway

Thomas Russell
Thomas Russell

Markeshia Ellis by Marcus Ellis
Markeshia Ellis by Marcus Ellis, Attorney in Fact

Attorney in Fact

Marcus Ellis
Marcus Ellis

Thomas Fields
Thomas Fields

John E. Seay II
John E. Seay, II

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nalawn Ganaway, Thomas Russell, Marcus Ellis, Thomas Fields, and John E. Seay, II** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 11th day of February, 2022.

Kim Graves
Notary Public
My Commission Expires: 8-20-24

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Marcus Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Markeshia Ellis and that he is authorized by Markeshia Ellis to execute this instrument on her behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 11th day of February, 2022.

Kim Graves
Notary Public at Large
My commission expires: 8-20-24

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

Certificate of Authenticity

I, Holly A. Mason, 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 February 11, 2022.

Affiant Signature

2/11/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11th day of February, 2022.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22