Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 220340304**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $846,736.00.

Affiant

Subscribed and sworn to before me, this 11th day of April, 2022.

Notary Public
My Commission Expires: _____

ALICIA R. HAMILTON
TENNESSEE
NOTARY
PUBLIC
Comm Exp. 06/21/25
OF WILLIAMSON

Karen Johnson Davidson County
Batch# 839725 DEEDWARR
04/14/2022 10:06:59 AM 2 pgs
Fees: $13.00 Taxes: $3,132.92

20220414-0043314

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| John P. Seckman<br>5203 Dakota Avenue<br>Nashville TN 37209 | New Owner | Tax Parcel ID No.<br>103-03-0-058.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Fa and Lindsay Fa, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John P. Seckman**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING the easterly seventy feet of the westerly two hundred twenty feet of the northerly one hundred seventy feet of Block No. 20 on the Realty Savings Bank and Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, of the Register's Office for Davidson County, Tennessee; to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to JOHN FA AND WIFE, LINDSAY FA, by deed from KRISTA JAE JOHNSON, of record in Instrument No. 20070706-0080407, dated June 29, 2007, corrected by Scrivener's Affidavit of record in Instrument No. 20130313-0024712, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 103-03-0-058.00.

Matters shown on the Plan of record in Plat Book 421, page 18, said Register's Office.

This is improved property located at 5203 Dakota Avenue Nashville TN 37209

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 11th day of April, 2022.

John Fa

Lindsay Fa

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Fa and Lindsay Fa, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of April, 2022.

Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

My Commission Expires: _____