Karen Johnson Davidson County
Batch# 862090 DEEDWARR
05/24/2022 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20220524-0060325

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-7345-2022

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00. Jennifer Pennell AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 day of May 2022 Katherine Warren NOTARY PUBLIC My commission expires: 3/22/26

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

THIS INSTRUMENT PREPARED BY: Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069		
ADDRESS NEW OWNER: Shaun Bivens 705 Georgetown Dr Nashville, TN 37205	SEND TAX BILLS TO: Same address as new owner	MAP-PARCEL NUMBERS 115-07-0-019

FOR AND IN CONSIDERATION of the sum of ONE MILLION ONE HUNDRED THOUSAND AND 00/100 Dollars ($1,100,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOHN SIGLER, AND CHERYL BROZ, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SHAUN BIVENS, A MARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 14, Section 3, Brook Meade, as shown on plat of record in Book 2133, page 116, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to John Sigler from Matthew E. McDowell and wife, Rosanne McDowell, by Warranty Deed dated June 5, 2007 and recorded June 13, 2007 in Instrument #20070613-0070977, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 705 Georgetown Drive, Nashville, TN 37205

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 18th day of May, 2022

GRANTOR(S)

John Sigler

Cheryl Broz

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, John Sigler, and Cheryl Broz, 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 seal, this the 18th day of May, 2022.

Notary Public

Denise Delozier

Printed Notary Name

My commission expires: July 26, 2025

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 5/18/22 (date of document).

Jennifer L. Pennell

5/18/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 18 day of May, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

