Davidson County
Batch# 874880 DEEDWARR
06/21/2022 12:30:27 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20220621-0070438

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

TERESA GLASS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires October 23, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $320,000.00.

Affiant

Subscribed and sworn before me this the 15th day of June, 2022.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Noah Sewell 436 Janette Ave Goodlettsville, TN 37072	Revolution Mtg 4480 Olde Worthington Rd Ste 300 Westerville OH 43082	033-12-0 116.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALMA R. SHEEHAN AND DANIEL E. SHEEHAN, WIFE AND HUSBAND**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **NOAH SEWELL, AN UNMARRIED MAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Gateway, Section 1 of record in Plat Book 3300, (erroneously shown as 330 on previous deeds) Pages 39 and 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alma R. Sheehan and Daniel E. Sheehan, wife and husband, by deed dated 05/07/2020, from Fred Neal Carter, an unmarried man, of record in Instrument No. 20200513-0049387, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS ISIMPROVED PROPERTY KNOWN AS 436 Janette Ave, Goodlettsville, TN 37072.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 15th day of June, 2022.

Alma R. Sheehan

Daniel E. Sheehan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alma R. Sheehan and Daniel E. Sheehan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of June, 2022.

My commission expires:
9-6-22

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY