Karen Johnson Davidson County
Batch# 882662 DEEDWARR
07/01/2022 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20220701-0076344

Prepared By:
First National Title & Escrow, LLC
1300 Division Road, Suite 306
West Warwick, RI 02893

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $385,000.00

Affiant (Grantees)

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

Subscribed and sworn to before me on this 23rd Day of June, 2022

Notary Public
My commission expires: Sept. 8, 2025

Address of New Owner:	Send Tax Bills to:	Tax Information
Nathaniel L. Hepowit 1536 Stoney River Lane Madison TN 37115	Same as new owner	034 14 0A 052.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter names Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Thelma R. Selerio and Misael T. Selerio, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Nathaniel L. Hepowit, a Married Man, as his Sole and Separate Property, hereinafter call the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being Lot No. 52, Final Cluster Plat of Cumberland Bend, as shown on plat of record in Instrument No. 2009123100118971, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property vested to Thelma R. Selerio and husband Misael T. Selerio by M.R. Stokes, married, dated March 23, 2017 and recorded March 24, 2017 as Instrument No. 20170324-0028993 in Register's Office for Davidson County, Tennessee.

This property is improved property known as **1536 Stoney River Lane, Madison TN 37115**

Parcel No: 034 14 0A 052.00

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 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 heirs and assigns, against 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 and seal this 23rd day of June 2022.

Thelma R. Selerio

Misael T. Selerio

STATE OF Tennessee
COUNTY OF Davidson

On this 23rd day of June, 2022, before me, the undersigned, notary public, personally appeared Thelma R. Selerio and Misael T. Selerio, who proved to me through satisfactory evidence of identification which were driver's license to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

Karen R. Campbell
Notary Public Karen R. Campbell
My Commission Expires: Sept 8, 2025

Tennessee Certification of Electronic Document

I, Kaelyn Ebinger, 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 6/21/2022 (date of document).

Affiant Signature

6/28/2022
Date

State of Florida

County of Brevard

Sworn to and subscribed before me this 28th (ME) 6th day of JUNE, 2022.

Notary's Signature

MY COMMISSION EXPIRES: Oct 15, 2025

NOTARY'S SEAL

SHANNON M HAHN
Notary Public - State of Florida
Commission # HH 187002
My Comm. Expires Oct 15, 2025
Bonded through National Notary Assn.