Karen Johnson Davidson County
Batch# 886100 DEEDWARR
07/08/2022 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20220708-0078948

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-2759

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of July, 2022

Notary Public

Commission Expires: 4/6/2023

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Robert Lynn and Courtney Lynn 606 Glenpark Drive Nashville, TN 37217	NEW OWNER	120-09-0-098.00

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,

Claire Hanchey Seguin, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Lynn and Courtney Lynn, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 5A-62 on the Plan of Final Plat of Glengarry Park Subdivision, Section 5-A of record in Plat Book 3300, Page 58, in 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 Claire Hanchey Seguin, a married woman by Warranty deed from Janet L. Curtis, Trustee of the Janet L. Curtis Revocable Living Trust u/a/d August 16, 2004 of record in Instrument No. 20190708-0066465 Register's Office for Davidson County, Tennessee, dated July 08, 2019 and recorded on July 08, 2019. Kevin Seguin hereby joins in the execution of this deed to convey any and all marital rights he may have.

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: 606 Glenpark Drive, Nashville, TN 37217

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 used, 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 6th day of July, 2022.

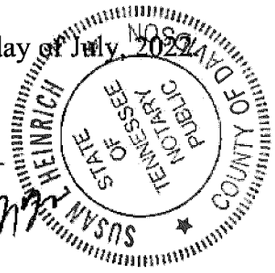
Claire Hanchey Seguin

Kevin Seguin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of July, 2022, before me personally appeared Claire Hanchey Seguin and Kevin Seguin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of July, 2022.



Notary Signature
My commission expires: 9/6/2023

Certificate of Authenticity

I, **Doné Oglesby**, 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 **July 6, 2022**.

Date

Affiant Signature

07/08/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **8th** day of **July**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY