Karen Johnson Davidson County
Batch# 895363 DEEDWARR
07/28/2022 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20220728-0086206

Prepared By & Return To:
Tennessee Title Services LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-22-3150

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of July, 2022

Notary Public

Commission Expires: 3/7/26

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
David Loren Seitz and Elise Micaela Marshall 200 Blue Hills Drive Nashville, TN 37214	Community Mortgage Corporation 142 Timber Creek Drive Cordova, TN 38018	095-03-0-027.00

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,

Both Minds, LLC, a Tennessee Limited Liability Company

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

David Loren Seitz, an unmarried man, and Elise Micaela Marshall, an unmarried woman

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, being Lot No. 112, on the Plan of Merry Oaks Subdivision, of record in Plat Book 1835, Pages 67 and 68, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Both Minds, LLC, a Tennessee Limited Liability Company by Warranty deed from Jeremy Gossett and Gavin Gossett and Debbie Sawyers and Michelle Lasley of record in Instrument No. 20210922-0127580 Register's Office for Davidson County, Tennessee, dated September10, 2021 and recorded on September 22, 2021.

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: 200 Blue Hills Drive, Nashville, TN 37214

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 14th day of July, 2022.

Both Minds, LLC, a Tennessee Limited Liability Company

By: _____
William Taylor Harris, Owner/COO

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned of the state and county mentioned, personally appeared William Taylor Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Owner/COO of Both Minds, LLC, the within named bargainor, a Limited Liability Company, and that such William Taylor Harris as such Owner/COO, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Owner/COO.

Witness my hand and seal, at office in Mt. Juliet, Tennessee, this 14th day of July, 2022.

_____
Notary Signature

Printed Name: Taylor Grills

My commission expires: 3/7/26

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Certificate of Authenticity

I, Joshua A. Terry, 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 7/14/22.

Affiant Signature

7/15/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/15/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON