This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 896023 DEEDWARR
07/29/2022 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20220729-0086678

State of TN }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $445000.00

Affiant Signature

Subscribed and sworn to before me on this the 25 day July 2022.

Notary Public
My Commission expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Charlie Seaton and Hannah Seaton
805 Hadley Ave
Old Hickory, TN 37138

SEND TAX BILLS TO:
Charlie Seaton and Hannah Seaton
805 Hadley Ave
Old Hickory, TN 37138

MAP AND PARCEL NUMBER: Tax ID #: 044150 13300

WARRANTY DEED
22NT01005

Effective the 25 Day of July 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Schuy R. Weishaar, an unmarried man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Charlie Seaton and Hannah Seaton, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson COUNTY,** Tennessee, described as follows, to wit:

A certain tract of real estate more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 284, Section A, on the plan of Village of Old Hickory of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property as conveyed to Schuy R. Weishaar, an unmarried man by Quitclaim Deed from Schuy R. Weishaar and Felicia M. Weishaar, divorced dated 06/09/2016 recorded 07/12/2016 in Book NA, Page NA, as Document Number 20160712-0071293, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 805 Hadley Ave, Old Hickory, TN 37138-3120

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 25 day of July, 2022.

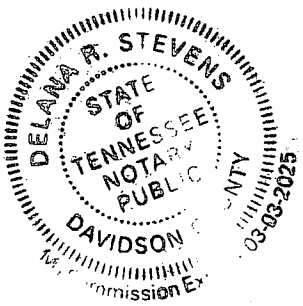
Schuy R. Weishaar

State of TENNESSEE
County of

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, Schuy R. Weishaar, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25 day of July, 2022.

Notary Public
My Commission expires: 3/3/2025



Tennessee Certification of Electronic Document

I, Beth Turner, 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 authenticate according to law on 7/25/2022 (date of document).

Affiant Signature

7/29/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 day of July, 2022.

(SEAL)

Notary's Signature
My Commission Expires: 1/6/25

Lauren Deckman
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON