Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Name and Address of New Owner:
Hannah Jane Paden and Ryan Michael Seim
820 Dickerson Road
Goodlettsville, TN 37072

Send Tax Bills To:
Hannah Jane Paden and Ryan Michael Seim

Karen Johnson Davidson County
Batch# 897385 DEEDWARR
08/02/2022 11:27:12 AM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20220802-0087921

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 025-16-0-004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Joshua Norris**,* "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hannah Jane Paden and Ryan Michael Seim,** wife and husband "the Grantees," the following described real estate in Davidson County, Tennessee:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 7 of Black "A" on the Map of Goodlettsville Heights, at Tennessee, not of record described as follows:

Being a tract of land as shown on property map 2516 Parcel 4, Assessor's Office and lying wholly within the 10th Councilmanic District of Davidson County, Metropolitan Nashville, Tennessee, bounded in general by Dickerson Pike on the west D.E. McCoin on the north; Lot's 3 & 4 of B.D. Hardcastle Division on the east; Lot 2 of B.D. Hardcastle Division on the south, more particularly described as follows:

Beginning at a mark on a brick column on the east right of way of Dickerson Pike (40' from the center), located N 25 deg. 38' 41" E 479.42' from the centerline intersection of Moss Trail and Dickerson Pike, being the southwest corner of D.E. McCain (ref. Deed Book 2640 Page 325 ROC-Property Map 12516 Parcel 3) thence with McCoin's south line S 69 deg 30' 56" E 538.83' to an existing concrete monument in the west line of Lot 4 of the B.D. Hardcastle Division; thence with Lot 4's west line S 21 deg. 20' 32" W passing an iron pin set at 114.83' (The Northwest corner of Lot 3 of the B.D. Hardcastle Division) in all 265.91' to an iron pin set, the northeast corner of Lot 2 of the B.D. Hardcastle Division; thence with Lot 2's north line N 20 deg. 51' 31" E 298.39' to the point of beginning, containing 3.48 acres, more or less, and being a portion of B.D. Hardcastle Property as of record in Deed Book 2275, Page 209, Deed Book 2275, Page

213, Deed Book 2291, Page 441 and being a resubdivision of Lots 6, 7, & 8 of the Plan of Goodlettsville Heights Section 2 as recorded in Plat Book 1424 Page 120, Register's Office, according to a survey Plat by Bruce Railey and Associates RLS #823, 116 Maple Row Blvd, Hendersonville, Tennessee, 37075 dated November 14, 2002 and revised April 17, 2003. (Description prepared by Randolph L. Chapdelaine RLS $1444, 7376 Walker Road, Fairview, Tennessee 37062 from Plat provided.)

Being the same property conveyed to Joshua Norris by deed dated September 4, 2019 from RNNG, LLC, a Tennessee Limited Liability Company recorded in Instrument No. 20190913-0093176 Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of July, 2022.

_____(SEAL)
Joshua Norris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of July, 2022, before me personally appeared Joshua Norris, 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 20th day of July, 2022.

_____
Notary Signature
My commission expires: 3/3/25

DELTA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $605,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
20th day of July, 2022.

Notary Public
My commission expires:
File No. 2022-5005-DL

