Karen Johnson Davidson County
Batch# 906786 DEEDWARR
08/23/2022 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20220823-0095266

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

Actual consideration or value, whichever is greater is $215,000.00.

Affiant

Subscribed and sworn before me this the 19th day of August, 2022.

Notary Public
My commission expires: 6/23/25

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Angel R. Gramer Rivera		150-03-0 325.00
2916 Sheana Way	New Owner	
Antioch, TN 37013		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHLEEN SEIBEL, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ANGEL R. GRAMER RIVERA, unmarried,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 101-B, Zone Lot Division Lots 83, 84, 89, 90, 94, and 101, Chelsea of Priest Lake, Section Two-B, of record in Book 6250, Page 449, and amended in Book 6250, Page 766, Register's Office for Davidson County, Tennessee.

Said Lot No. 1018 fronts 44.05 feet on the Westerly margin of Sheana Way and extends back 136.75 feet on the Northerly line and 138.23 on the Southerly line to a line in the rear measuring 42.17 feet thereon.

Being the same property conveyed to Kathleen Seibel, a single woman, and Jane E. Springgate, a single woman, as joint tenants with right of survivorship, by deed dated 06/18/2020, from Kathleen Seibel, a single woman, of record in Instrument No. 20200720-0079169, Register's Office for said County. The said Jane Elizabeth Springgate having since died on November 15, 2020.

Also being the same property conveyed to Kathleen Seibel by deed dated 03/09/1998, from Kathleen Seibel and Keith Seibel, of record in Book 10830, page 528, Register's Office for said County.

Also being the same property conveyed to Keith Seibel and wife, Kathleen Seibel, joint tenants with right of survivorship, by deed dated 06/21/1996, from Keith Seibel, of record in Book 10098, page 900, Register's Office for said County.

Also being the same property conveyed to Keith Seibel, unmarried, by deed dated 06/15/1988, from Anna M. Lyle, unmarried, of record in Book 7587, page 829, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2916 Sheana Way, Antioch, TN 37013.

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/or 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 successors, 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.

Witness my hand this the 19th day of August, 2022.

Kathleen Seibel

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kathleen Seibel**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of August, 2022.

My commission expires: 9.21.2024

Notary Public

JUSTIN MOONEYHAM
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Certificate of Authenticity

I, Katie Smith, 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

8/19/22.
Date

Affiant Signature

8/19/22
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 19th day of August, 2022.

Notary's Signature

My Commission Expires: 6/23/25
Date

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY