PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 916784 DEEDWARR
09/14/2022 02:27:14 PM 3 pgs
Fees: $18.00 Taxes: $4,694.56
20220914-0102608

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 62745
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James F. Turner Jr. Barbara B. Turner 5813 Robert E. Lee Drive Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 14509001700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,268,800.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary D. Seidner, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James F. Turner Jr. and Barbara B. Turner, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Tyne Valley Estates, Section 2 of record in Book 3300, page 72, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Douglas L. Seidner and wife, Mary D. Seidner, by Warranty Deed from Charles E. Hawkins, Jr. and wife, Holly Hawkins, dated December 28, 2007 and recorded on January 7, 2008 of record in Instrument No. 20080107-0001965, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 29, 2008, recorded October 24, 2008, of record in Instrument No. 20081024-0106759, said Register's Office, subject property was conveyed to Douglas L. Seidner and wife, Mary D. Seidner, as equal tenants in common. The said Douglas L. Seidner has since died. By Order Admitting Will to Probate for Muniment of Title Only of record in Docket No. 22P1497 in the Seventh Circuit Court for Davidson County, Tennessee, and of record in Instrument No. 20220823-0095278, said Register's Office, The Last Will and Testament of Douglas L. Seidner, of record in Instrument No. 20220823-0095277, said Register's Office, devised subject property to the acting Trustee of the Douglas L. Seidner Revocable Trust. The Douglas L. Seidner Revocable Trust Certification of Trust of record in Instrument No. 20220823-0095276, said Register's Office, established Mary D. Seidner, as Trustee, of the Douglas L. Seidner Revocable Trust. By Quitclaim Deed, dated September 8, 2022 of record in Instrument No. 20220914-0102607, said Register's Office, subject property was conveyed to Mary D. Seidner.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan of record in Book 3300, page 72, said Register's Office, shows an owner's certificate, a 90 foot minimum building setback line from Robert E. Lee Drive,

and a 10 foot easement for public utility and drainage purposes along the rear line of said lot; AND, an easement for overhang across the front line of said lot.

This is improved property, known as 5813 Robert E. Lee Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of September, 2022.

Mary D. Seidner

Mary D. Seidner

State of Ohio

County of Summit

On this 8th day of September, 2022 before me the undersigned authority, personally appeared Mary D. Seidner, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 01/04/2027

ALEC SWERESS, NOTARY PUBLIC
STATE OF OHIO

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,268,800.00.

Affiant

Sworn and subscribed before me this 12 day of Sept, 2022

Notary

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024