WARRANTY DEED

Karen Johnson Davidson County
Batch# 919528 **DEEDWARR**
09/21/2022 09:57:26 AM 2 pgs
Fees: $13.00 Taxes: $3,885.00

20220921-0104875

File #22-PA-9033-BR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-19-2023

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Chris G. Harmon and Sharon K. Harmon	**New Owner**	
(NAME)	(NAME)	**112 00 0 091.00**
9033 Old Charlotte Pike		
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JASON R. SEAMAN AND ADELE NOLAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRIS G. HARMON, AND SHARON K. HARMON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A tract of land in the 9th Civil District of Davidson County, Tennessee, according to a survey made by Petty & Petty, dated May 28, 1968, and being more particularly described as follows, to-wit: Beginning at a point in the Easterly margin of Old Charlotte Pike, said point being 687 feet in a Southerly direction along the Easterly margin of Old Charlotte Pike from the Northwest corner of the property conveyed to J. Dedrick Stevens and E. D. Hill by deed from B. T. Miller and wife, Nell Gordia Miller of record in Book 4123, Page 349, said Register's Office; thence South 74 deg. 50' East a distance of 827 feet to a point South 2 deg. 46' West a distance of 167 feet to a point; thence North 74 deg. 45' West a distance of 867 feet to a point in the Easterly margin of Old Charlotte Pike (part of last call being erroneously omitted from prior deed); thence along the Easterly margin of Old Charlotte Pike North 17 deg. 36' (Erroneously shown as 37' in prior deed) East a distance of 160 feet to the point of beginning. Said tract of land being designated as Tract No. 5.

Being the same property conveyed to Jason R. Seaman and Adele Nolan, husband and wife, by Warranty Deed from Ben M. Jacobs and Jennifer Sheppard now Jacobs, of record in Instrument No. 20180917-0092190, in the Register's Office of Davidson County, Tennessee, dated September 13, 2018 and recorded on September 17, 2018.

This conveyance is subject to:

This is ____ **unimproved** __X___ **improved** property known as: **9033 Old Charlotte Pike, Pegram, TN 37143**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 16th day of September, 2022.

Jason R. Seaman

Adele Nolan

STATE OF OHIO
COUNTY OF Wayne

On this 16th day of September, 2022, before me personally appeared Jason R. Seaman, 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 16th day of September, 2022.

Notary Signature
My commission expires: 6/21/25

SHERRY SCHAADT - NOTARY PUBLIC
COMM EXP: JUN 21, 2025
STATE OF OHIO

STATE OF OHIO
COUNTY OF Wayne

On this 16th day of September, 2022, before me personally appeared Adele Nolan, 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 16th day of September, 2022.

Notary Signature
My commission expires: 6/21/25

SHERRY SCHAADT - NOTARY PUBLIC
COMM EXP: JUN 21, 2025
STATE OF OHIO

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SM EXP 229033