BOX 14
36270-4
Prepared by:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

Return to:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 930208 **DEEDWARR**
10/17/2022 09:45:23 AM 2 pgs
Fees: $13.00 Taxes: $1,491.10

20221017-0113198

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 403,000.00.

Affiant

Subscribed and Sworn before me this 13th day of October , 2022.

Notary Public
My commission expires: Jan. 3, 2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Vanessa Tseng 1506 Dewsbury Drive Murfreesboro, TN 37128	North American Savings Bank 903 E 104th Street, Ste 400 Kansas City, MO 64131	081-08-0-239

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, **David Sellers, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Vanessa Tseng, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the northerly 33 1/3 feet of Lot No. 481 on the Plan of North Nashville Real Estate Company's Plan of Lots, of record in Book 21, page 105, Register's Office for said County.

Said part of said lot fronts 33 1/3 feet on the easterly side of 6th Avenue North, formerly High Street, and runs back between parallel lines 166 feet to an alley.

Being the same property conveyed to David M. Sellers by Warranty Deed from Freelance Searches, Inc. dated August 07, 2001 and recorded August 09, 2001 of record in Instrument No. 20010809-0085935, in the Register's Office of Davidson County, Tennessee.

Further, being the same property in which Stacy Jawann Sellers conveyed her marital interest to David M. Sellers by Quitclaim Deed dated June 08, 2022 and recorded June 13, 2022 of record in Instrument No. 20220613-0067175, in the Register's Office of Davidson County, Tennessee. This conveyance is made pursuant to Tennessee Code Annotated § 36-4-121 and a Final Decree of Divorce entered in the Chancery Court of Rutherford County, Tennessee, Docket No. 21CV-38.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

The conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

David Sellers is the one and same person as David M. Sellers.

Jim A. Hyde executes this instrument on behalf of David Sellers pursuant to a Specific Power of Attorney dated Septmber 29, 2022 and filed for record in Instrument No. 20221017-0113197, *in the Register's office of Davidson County, Tennessee.*

This is [X] improved [ ] unimproved property known as 1820 6th Avenue North, Nashville, TN 37208 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 effective as of the 13th day of October , 2022.

David Sellers by Jim A. Hyde, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, of the state and county mentioned, personally appeared Jim A. Hyde as attorney in fact for David Sellers by virtue of a power of attorney dated September 29, 2022 to me known, or proved on sufficient evidence, to be the person or persons described herein and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed and as the free act and deed of David Sellers. Reference Power of Attorney of record in Record Book **_____, page _____, Register's Office for Davidson County, Tennessee. **Instrument No. 20221017-0113197

Witness my hand, at office, this 13th day of October, 2022.

Notary Signature
My commission expires: 11/22/2025

MERISSA L LEAVER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD