RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

MO2022-1201

WARRANTY DEED

Karen Johnson Davidson County
Batch# 931838 DEEDWARR
10/20/2022 09:38:33 AM 2 pgs
Fees: $13.00 Taxes: $1,539.20

20221020-0114350

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $416,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF October, 2022

Notary Public

DAWN MICHELLE OSBORNE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 2023

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee Selby	Lee Selby	
(NAME)	(NAME)	
1004 Cobble Place	200 West End Ave Unit 11 L	172 15 0A 115.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	New York, NY 10023	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **THOMAS ALLEN JANSING, SR., TRUSTEE OF THE THOMAS ALLEN JANSING,SR LIVING AND TRUST U/A/D JANUARY 13,2016**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEE SELBY, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Section Eight, Holt Woods, R20 Residential P.U.D. of record in Plat Book 9700, Page 96, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas Allen Jansing, Sr., as Trustee of the Thomas Allen Jansing Sr. Living Trust U/A dated January 13, 2016, by Quitclaim Deed from Thomas A. Jansing, Sr. and wife, Doris C. Jansing, of record in Instrument No. 20160204-0011122, in the Register's Office of Davidson County, Tennessee, dated January 13, 2016 and recorded on February 4, 2016.

Being part of the same property conveyed to Thomas A. Jansing, Sr. and wife, Doris C. Jansing, by Warranty Deed from Claridge Builders Co., LLC, of record in Book 10196, Page 415, in the Register's Office of Davidson County, Tennessee, dated September 17, 1996 and recorded on September 19, 1996.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1004 Cobble Place, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 18th day of October, 2022

THE THOMAS ALLEN JANSING, SR., LIVING TRUST U/A/D JANUARY 13,2016

Thomas Allen Jansing, Sr

BY: THOMAS ALLEN JANSING,SR., TRUSTEE OF THE THOMAS ALLEN JANSING, SR., LIVING TRUST U/A/D JANUARY 13,2016

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Thomas Allen Jansing, Sr.,with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of The Thomas Allen Jansing,Sr Living Trust U/A/D January 13,2016, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 18th day of October, 2022.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

Notary Public