Karen Johnson Davidson County
Batch# 946497 DEEDWARR
12/01/2022 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20221201-0125854

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **175,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **11/23/2022** Notary Public MY COMMISSION EXPIRES: 9-9-25 (AFFIX SEAL)

ASHLEIGH SCHLEIFER NOTARY PUBLIC TENNESSEE COUNTY OF HAMILTON

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #22-4560

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tennessee 1 Properties, LLC, a Limited Liability Company	**Tenn. 1 Properties, llc**	**081-06-0-389**
(NAME) **2407 Seifried Street**	(NAME) **2407 Seifried St**	
(ADDRESS) **Nashville, TN, 37208**	(ADDRESS) **Nashville, TN. 37208**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **The Estate of Edna W. Lockert,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tennessee 1 Properties, LLC, a Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 10 on the Plan of the S.P.A. Subdivision, as of record in Book 1424, Page 136, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 70 feet on the Southerly side of Seifried Street and runs back between parallel lines 147.7 feet to a dead line. Being the same property conveyed to Aeolian E. Lockert,

Jr., and wife, Edna W. Lockert, by deed from Hubert W. Head and wife, Florry B. Head, by deed of record in Book 2746, Page 263, Register's Office for said County.

Being the same property conveyed to Edna W. Lockert by Deed dated November 18, 1994 from Charles B. Thomas, Jr., recorded January 19, 1995, in Book 9574, Page 72, in the Register's Office of Davidson County, Tennessee. *Edna W. Lockert having since died on March 30, 2022

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2407 Seifried Street, Nashville, TN 37208**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **23rd** day of **November, 2022**.

Estate of Edna W. Lockert

Jothany Reed, Personal Representative

Jothany Reed, Personal Representative

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Jothany Reed, whom I am personally acquainted and who upon her oath acknowledged herself to be the Personal Representative and she being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the Estate of Edna W. Lockert.

WITNESS my hand and official seal this 23 day of NOVEMBER, 2022.

NOTARY

MY COMMISSION EXPIRES: 1/28/26

Tennessee Certification of Electronic Document

I, Vesta Dunlap, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for the registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **11/23/22** (date of document).

Vesta Dunlap
Affiant Signature

December 1, 2022
Date

State of Tennessee
County of Hamilton

Sworn to and subscribed before me on this 1st day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9/9/2025

ASHLEIGH SCHLEIFER
TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON