Karen Johnson Davidson County
Batch# 947149 DEEDWARR
12/02/2022 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20221202-0126424

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-4990

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of November, 2022

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alexander Degarold Franklin 1023 Carla Court Nashville, TN 37217	Ameris Bank 1800 Parkway Place Suite 820 Marietta, GA 30067	136-14-0-222.00

WARRANTY DEED

FOR AND IN 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/WE,

Kristy Hughes Seagle and Steve Seagle, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alexander Degarold Franklin, a single man

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. 163-B on the Plan of Zone Lot Division Harbor Gate Sub Section Two, Lots 155-164 of record in Plat Book 6900, Page 17, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed by Warranty Deed from Morris P. Anderson, Jr. and Peggy Anderson, husband and wife to Ryan A. Calbert, single man, dated July 17, 2019 and recorded July 18, 2019, as Instrument No. 20190718-0070428 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Warranty Deed from Ryan A. Calbert, a single man to Kristy Hughes Seagle and Steve Seagle, wife and husband, dated November 23, 2021 and recorded December 2, 2021, as Instrument No. 20211202-0159711 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1023 Carla Court, Nashville, TN 37217

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 so 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.

Dated this the 22nd day of November, 2022.

Attorney in Fact for Kristy Hughes Seagle

Steve Seagle, as Attorney in Fact for Kristy Hughes Seagle

Steve Seagle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of November, 2022, before me personally appeared Steve Seagle as the Attorney in Fact for Kristy Seagle and Steve Seagle, 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.

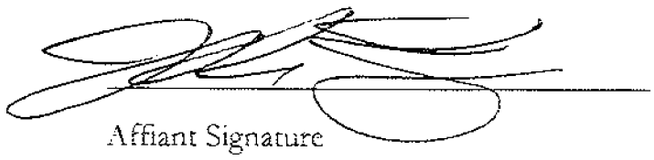
Witness my hand, at office, this 22nd day of November, 2022.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02-22-2026
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/22/22.



Affiant Signature

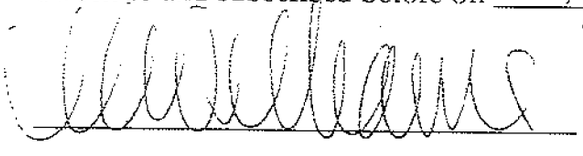
11/23/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/23/2022.



Notary Public



My Commission Expires: 5.23.23