Karen Johnson Davidson County
Batch# 955926 DEEDWARR
12/28/2022 03:48:30 PM 4 pgs
Fees: $23.00 Taxes: $1,248.75
20221228-0133333

THIS INSTRUMENT PREPARED BY: The Row Title & Escrow, LLC 20 Music Square West, Suite 200 Nashville, TN 37203	STATE OF Tennessee) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is: $337,500.00 Affiant Subscribed and sworn to before me, this 28th day of December, 2022. Notary Public My Commission Expires: 1/11/2026 STEPHEN SISCO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Joan Sturgeon 2021 Hickory Brook Dr Nashville, TN 37076	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 097-02-0A-404-00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHAD M. SEELY, AN UNMARRIED MAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JOAN STURGEON, AN UNMARRIED WOMAN** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 404 on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 4D of record in Plat at Instrument No. 20140127-0007110, 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 to April J. Clark and George C. Hunt, by Warranty deed from Mike A. Tetzel and Ashley Lynn Wallace, both unmarried of record in Instrument No. 20170627-0064629, Register's Office for Davidson County, Tennessee, dated June 26, 2017 and recorded on June 27, 2017. See also Warranty Deed of Correction as recorded on November 07, 2017 in Instrument No. 20171107-0114750 in the said Register's Office.

Being the same property conveyed to Chad M. Seely, an unmarried man by Warranty deed from April J. Clark, unmarried, and George C. Hunt, unmarried of record in Instrument No. 20201223-0153048 Register's Office for Davidson County, ennessee, dated December 22, 2020 and recorded on December 23, 2020.

This is improved property commonly known as: **2021 Hickory Brook Dr. Nashville, TN 37076**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28 day of December 2022.

CHAD M. SEELY

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHAD M. SEELY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28 day of December, 2022.

Notary Public
My Commission Expires: 03/03/2025

DENNIS L LEWIS, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A" - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 404 on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 4D of record in Instrument Number 20140127-0007110, 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 to April J. Clark and George C. Hunt, all as joint tenants with right of survivorship, by Warranty deed from Mike A. Tetzel and Ashley Lynn Wallace, both unmarried of record in Instrument No. 20170627-0064629 Register's Office for Davidson County, Tennessee, dated June 26, 2017 and recorded on June 27, 2017 and Warranty Deed of Correction recorded on November 07, 2017 in Instrument No. 20171107-0114750. (Value of consideration shown in aforementioned deed $216,990.00.).

Being the same property conveyed to Chad M. Seely, an unmarried man by Warranty deed from April J. Clark, unmarried, and George C. Hunt, unmarried of record in Instrument No. 20201223-0153048 Register's Office for Davidson County, Tennessee, dated December 22, 2020 and recorded on December 23, 2020. (Value of consideration shown in aforementioned deed $251,000.00.).

Being the same property conveyed to Joan Sturgeon by deed from Chad M. Seely, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

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

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Kendra Hammond, 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 December, 28, 2022.

Custodian's Signature — 12/28/22 date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 28th day of December, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON