Karen Johnson Davidson County
Batch# 960251 DEEDWARR
01/11/2023 12:33:30 PM 5 pgs
Fees: $28.00 Taxes: $3,348.50
20230111-0002390

THIS INSTRUMENT PREPARED BY AND RETURN TO: **MHPS Title & Escrow** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096 CAROLYN CURDO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: ~~$905,00.00~~ $905,000.00 Grim Sepster AFFIANT Subscribed and sworn to before me, this 9th day of January, 2023 Carolyn Curdo NOTARY PUBLIC My Commission Expires: 11/6/2024

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Greg Dew and Kelley Dew 6123 Stonehaven Drive Nashville, TN 37215	New Owner 3261 Thoroughbred Dr. Hermitage TN 37076	158-07-0-028.00,158-07-0-029.00

FOR AND IN CONSIDERATION of the sum of Nine Hundred Five Thousand Dollars and No Cents ($905,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 9th day of January 2023, the undersigned, **Eric Sebzda and Elizabeth S. Fox, husband and wife,** hereinafter called the Grantor, have bargained, sold, and by these presents does transfer and warrant to **Greg Dew and Kelley Dew**, husband and wife, hereinafter called the Grantees, and Grantees' successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, and having an address of and more particularly described as follows:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 610 on the Plan of Hillsboro Park, Section 13, as of record in Book 4175, Page 19, Register's Office for said county.

Said Lot No. 610 fronts 281.8 feet on the Westerly side of Stonehaven Drive and extends back 414.4 feet on the Northerly line and 232.6 feet on the Southerly line to a dead line measuring 360.4 feet thereon.

Tract 2:

Land in Davidson County, Tennessee being a tract of land designated "Reserved Parcel A" on the Plat of Hillsboro Park, Section 13, City of Forest Hills, recorded in Book 4175, Page 19, Register's Office for said county and described as follows:

Beginning at a point in the Westerly margin of Stonehaven Drive on the Plat of Hillsboro Park, Section 13, at the Southeasterly corner of Lot No. 610 and extending Westwardly along the Southerly property line of said Lot No. 610 a distance of 232.6 feet to the Southwesterly corner of Lot No. 610; thence South 3 degrees 32 minutes East a distance of 354.1 feet being the same as the Easterly margin of the Garth E. Fort property to a point in the Northwesterly margin of Stonehaven Drive; thence in a Northeasterly direction along the Northwesterly margin of Stonehaven Drive a distance of 316.63 feet to the Point of Beginning.

Being the same property conveyed to Eric Sebzda and Elizabeth S. Fox, husband and wife,, by deed dated 08/01/2013, and recorded 08/05/2013, from Alvin Hagaman and wife, Johan Hagaman, of record in Instrument Number 20130805-0081744, Register's Office for Davidson County, Tennessee.

Property Address: 6123 Stonehaven Drive Nashville, TN 37215

Further, this conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions and (5) other matters of public record.

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) their heirs and assigns forever; and we 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 and representatives, to warrant and forever defend the title to the said land to the said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomever.

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.

Elizabeth S. Fox _____

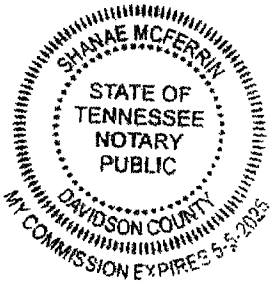
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Elizabeth S. Fox** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of January, 2023

_____
Notary Public

My Commission Expires: 5/5/2025



Eric Sebzda _____

STATE OF MICHIGAN)
COUNTY OF WAYNE)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Eric Sebzda** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of January, 2023

_____
Notary Public

My Commission Expires: _____

Eric Sebzda

STATE OF MICHIGAN)
COUNTY OF WAYNE)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Eric Sebzda** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of January, 2023

Notary Public

My Commission Expires: 5/14/27

WAYNE WATSON II
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires MAY 14, 2027
Acting in the County of Wayne

CERTIFICATE OF AUTHENTICITY

I, Erin Septer, do hereby make oath that I am a licensed attorney and/or 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 January 9, 2022.

Erin Septer
Affiant
Date: Jan 9, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 9th day of Jan 2022.

Notary Public

My Commission Expires: 11/5/2024

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY