# WARRANTY DEED

Ashley Michelle Burrell
NOTARY PUBLIC
REG. #7869060
MY COMMISSION EXPIRES
06/30/2024
COMMONWEALTH OF VIRGINIA

STATE OF TENNESSEE
COUNTY OF _____
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF APRIL, 2023.

Ashley Michelle Burrell
Notary Public

MY COMMISSION EXPIRES: 06/30/24
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Marc Anthony Seger | Marc Anthony Seger | 108-04-0A-025-00 |
| (NAME) | (NAME) | |
| 2804 Blackwood Drive | 2804 Blackwood Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Nashville, TN 37214 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in 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, **I Richard A. Blair, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Marc Anthony Seger and Brigin Lynette Zachry, as joint tenants with rights of survisorship**, hereinafter called the GRANTEE(S), their 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. 75 of Section Two, Villages of Larchwood of record in Plat Book 7900, Page 326, Register's Office for Davison County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Richard A. Blair and wife, Connie S. Blair by Warranty Deed from Kevin Duane Neely and wife, Juanita R. Neely (f/k/a Juanita R. Jordan), dated 11/27/2000, of record in Instrument No. 20001128-0116759, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard A. Blair by Quitclaim Deed from Connie S. Blair, dated 10/08/2019, of record in Instrument No. 20191101-0112629, Register's Office for Davidson County, Tennessee.

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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2804 Blackwood Drive, Nashville, TN 37214
(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 GRANTEE(S), his/her/their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Karen Johnson Davidson County
Batch# 989801 DEEDWARR
04/10/2023 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20230410-0025624

**Return to:** 23NTTN13696-P
**Navy Federal Title Services, LLC**
**21631 Ridgetop Circle, #265**
**Sterling, VA 20166**



202304100025624

Effective the 3rd day of April, 2023.

Richard A. Blair

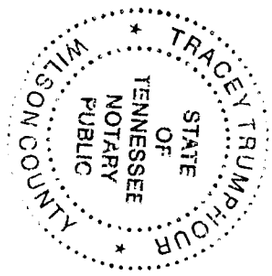
State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard A. Blair, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of April, 2023.

Notary Public:
My Commission Expires: 3.8.25

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mount Juliet, TN 37122**



# True Copy Certification

I, Marcus Burgess, 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 April 3, 2023 (date of document).

Marcus Burgess

Affiant Signature –

Marcus Burgess

DATE: April 7, 2023

State/Commonwealth of Virginia

County of LOUDOUN

Sworn to and subscribed before me this 7th day of April, 2023.

Notary's Signature

My Commission Expires: 6/30/24

Notary' Seal (if on paper)

Zachary Bruce Shafferman
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 7703124
Com. Exp. June 30, 2024