Karen Johnson Davidson County
Batch# 996483 DEEDWARR
04/26/2023 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,185.85
20230426-0030789

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

W-FB-22-645

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Vladan Seidl and Sheila Seidl	NEW OWNER	
(NAME)	(NAME)	**075-08-0-047-00**
645 Albany Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-1531		
(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 consideration, the receipt of which is hereby acknowledged, **CHERYL LEIGH GAINES,** Single, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VLADAN SEIDL AND SHEILA SEIDL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee:

Lot 252, Tulip Grove, Section 4, as shown on plat of record in Plat Book 4175, Page 12, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to Cheryl Leigh Gaines by Quitclaim Deed from Cheryl Leigh Gaines, Personal Representative of the Estate of Bobby C. Gaines, dated May 25, 2022, and filed June 01, 2022, of record in Instrument No. 20220601-0063059, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Plat Book 4175, Page 12, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4228, Page 457, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **645 Albany Drive, Hermitage, Tennessee 37076-1531**.

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 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), 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.

Witness my/our hand(s) this the 25th DAY OF APRIL, 2023.

Cheryl Leigh Gaines

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHERYL LEIGH GAINES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of April, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B. PATTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
04/2/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Kara Wall, 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 4/25/23 (date of document).

Affiant Signature

Date 4/26/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

