Karen Johnson Davidson County
Batch# 996856 DEEDWARR
04/27/2023 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,439.30
20230427-0030984

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1097

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of April, 2023

Notary Public

Commission Expires: 9-2-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Stathan LLC 1305 Dickerson Pike Nashville, TN 37207	New Owner	085-05-0-009.00

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,

Aimee Seitzman, a single woman, and Marc A. Seitzman, a married man

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

Stathan, LLC, a Tennessee Limited Liability Company,

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:

Being lot No. 123, parts of lots Nos. 124 and 125 on the Plan of Lincoya Hills, Section 3, as of record in Book 2330, page 29, Register's Office for said County described according to a survey made by James A. Hamilton, Jr., Surveyor, dated October 15, 1956, as follows:

Beginning on the westerly margin of Knobview Drive at the corner of lot No. 123 on said plan and lot no. 114 on the plan of Lincoya Hills, Knob Section, as of record in Book 2331, page 6, Register's Office for said county; thence with the line between said two lots north 86° 23' west 246.25 feet to the southeast corner of lot No. 121 on the Plan of Lincoya Hills, Section 3; thence with the line between lots Nos. 121, 122, 123, 124, and 125 north 1° 31' east 141 feet to a point, being north 1° 31' east 2.8 feet from the southwest corner of said lot No.125; thence southeasterly 247.78 feet to the westerly margin of Knobview Drive, being 20 feet southerly from the southeast corner of said lot No. 125; thence with the westerly margin of said Knobview Drive south 10° 31' east 45.3 feet to the beginning of a curve; thence around said curve having a radius of 444.34 feet southerly 94.97 feet to the beginning.

Being the same property conveyed to Aimee Seitzman, a one-half (1/2) undivided interest and Marc A. Seitzman, a one-half (1/2) undivided interest by Executor's Quitclaim Deed from Julie S. Dennis, Howard A. Seitzman, Aimee Seitzman and Marc A. Seitzman, as Co-Executor's of the Last Will and Testament of Annette B. Seitzman, deceased of record in Instrument No. 20010301-0019124 Register's Office for Davidson County, Tennessee, dated December 19, 2000 and recorded on March 01, 2001.

Tonya Lenore Seitzman is hereby joining on on the conveyance of this document to convey any and all marital rights she may have.

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: 3009 Knobview Drive, Nashville, TN 37214

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 19th day of April, 2023.

Aimee Seitzman

Marc A. Seitzman

Tonya Lenore Seitzman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of April, 2023, before me personally appeared Aimee Seitzman, Marc A. Seitzman and Tonya Lenore Seitzman, 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 19th day of April, 2023.

Notary Signature
My commission expires: 12-23-23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 27, 2023 (date of document).

Affiant Signature

April 27, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 27th day of April, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023