WARRANTY DEED

Karen Johnson Davidson County
Batch# 999031 DEEDWARR
05/03/2023 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230503-0032807

Y-BR-23-4200

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 8/15/2026 (AFFIX SEAL)

VICTORIA CAMARENA
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

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)
Matthew Dennis and Tiffany Smith	New Owner	
(NAME)	(NAME)	**087-01-0A-001.00-CO**
4200 Chesney Glen Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **ALEXANDER G. SEAY AND MELISSA R. BRYANT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW DENNIS, A SINGLE MAN, AND TIFFANY SMITH, A SINGLE WOMAN, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** 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 in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section 1A, Chesney Glen, R15 Residential P.U.D of record in Plat Book 9700, Page 288, 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 Alexander G. Seay, a single man and Melissa R. Bryant, a single woman, as tenants in common with right of survivorship by Warranty deed from Eric McLain and Alyssa Brianna McLain, husband and wife of record in Instrument No. 20210105-0001484 Register's Office for Davidson County, Tennessee, dated December 30, 2020 and recorded on January 05, 2021.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 288 and Book 9700, Page 215, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10278, Page 279; Book 10449, page 215; Book 10449, page 217; Book 10469, page 924; Book 10528, page 73; Book 10640, page 944; Book 11317, page 674, Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 10357, Page 915, in the Register's Office for Davidson County, Tennessee.
- Chesney Glen Homeowners Association, Inc. Charter of record in Book 10290, Page 256, in the Register's Office for Davidson County, Tennessee.
- Conveyance to the Homeowners Association of record in Book 10420, Page 356 and Book 11577, Page 623, 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: **4200 Chesney Glen Drive, Hermitage, Tennessee 37076**.

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 28th DAY OF APRIL, 2023.

Alexander G. Seay

Alexander G. Seay

Melissa R. Bryant by Alexander G. Seay, Attorney-in-fact

Melissa R. Bryant by Alexander G. Seay,
Attorney-In-Fact

Power of Attorney filed of record in Instrument No. 202305030032806, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEXANDER G. SEAY, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of April, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEXANDER G. SEAY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MELISSA R. BRYANT, and who acknowledged he/she/they executed the same as the free act and deed of the said MELISSA R. BRYANT.

Witness my hand and official seal, this the 28th of April, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

Certificate of Authenticity

I, Joshua A. Terry, 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 4/28/2023.

Affiant Signature

5/1/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/1/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON