THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 230444411**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to before me, this 25th day of May, 2023. Notary Public My Commission Expires: 9/10/23

KELLIE L. PARSONS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 1008530 DEEDWARR
05/26/2023 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20230526-0040130

WARRANTY DEED

Address New Owner: Gretchen Jolly 2404 Melbourne Drive Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 073 07 0 109.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shauna Seymore, an unmarried woman,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gretchen Jolly, sole ownership**, ("Grantees"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 293 on the Plan of Section Four, Sunset View of record in Book 2854, Page 63, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 293 fronts 110 feet on the Westerly side of Melbourne Drive, and runs back 248 feet on the Northerly side and 121.1 feet on the Southerly line, to a dead line in the rear on which it measures 181.15 feet.

Being the same property conveyed to Shauna Seymore, an unmarried woman, by Warranty Deed from Patrick M. Murphy, and Gregory S. Murphy, and Timothy E. Murphy, and Bonnie Murphy Shunk, and Daniel J. Murphy, of record in Instrument No. 20151117-0116738, in the Register's Office of Davidson County, Tennessee, dated November 16, 2015 and recorded on November 17, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Four, Sunset View, as recorded in Book 2854, Page 63.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2752, Page 594 and Book 2956, Page 595.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 2404 Melbourne Drive Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of May, 2023.

Shauna Seymore _____ _____

Shauna Seymore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shauna Seymore, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of May, 2023.

Nathan L Powers

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024

WHEN RECORDED RETURN TO
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File No. 4-1333-TC

- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 05/25/23 (date of document).

Emma Howard

Affiant Signature

Date: 05/25/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of May, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

