Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-RP-23-7244

Karen Johnson Davidson County
Batch# 1011180 DEEDWARR
06/05/2023 01:23 03 PM 2 pgs
Fees $13 00 Taxes. $2,183.00
20230605-0042420

Prepared By ~~& Return To:~~
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-2020

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of May, 2023

Notary Public

Commission Expires 2/26/2025

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/26/2025 KAREN BOSWELL DICKSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Aaron Spraggs and Elizabeth Sharpe 7244 Sugarloaf Drive Nashville, TN 37211	same as new owner	181-01-0A-203.00-CO

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,

Patrick Sieders and Dana Brantley-Sieders, husband and wife

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

Aaron Spraggs and Elizabeth Sharpe, husband and wife,

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:

Dwayne Jan

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Sugar Valley, Section Six, a Planned Unit Development, of record in Plat at Instrument No. 20020321-0034914, 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 Patrick Sieders and Dana Brantley-Sieders, husband and wife by Warranty deed from Lifestyle Home Builders Inc., a Tennessee corporation of record in Instrument No. 20031010-0150970 Register's Office for Davidson County, Tennessee, dated October 01, 2003 and recorded on October 10, 2003.

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: 7244 Sugarloaf Drive, Nashville, TN 37211

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 30th day of May, 2023.

Patrick Sieders

Dana Brantley-Sieders

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of May, 2023, before me personally appeared Patrick Sieders and Dana Brantley-Sieders, 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 30th day of May, 2023.

Notary Signature
My commission expires:

