Karen Johnson Davidson County
Batch# 1033045 DEEDWARR
08/01/2023 02 22 40 PM 3 pgs
Fees $18 00 Taxes $4,987 60
20230801-0059379

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 800 Hingham Street, Suite 101N Rockland, MA 02370 881107 M-C-154394-3 TO-17855 Kay M. Long	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $1,348,000.00 Margaret W Saylor Affiant Subscribed and sworn to before me, this the 31st day of July, 2023. P Denise Woods Notary Public My commission expires: (Affix Seal) SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: **James M. Andry, Jr.** **Emily A. Andry**	NAME Fifth Third Bank
STREET ADDRESS: 1493 Woodmont Blvd Build B	STREET ADDRESS. PO Box 630170
MAP & PARCEL NO: **117-12-2E-002.00-CO**	Cincinnati OH 45263

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lauren Timoney Sechehay and Michael Sechehay, wife and husband hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto **James M. Andry, Jr. and Emily A. Andry, Husband and Wife**, hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 1493 Woodmont Blvd, #B, Nashville, TN 37215

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 23rd day of June, 20 23

x _____ x _____

Lauren Timoney Sechehay Michael Sechehay

State of Tennessee } ss

County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Lauren Timoney Sechehay, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed

Witness my hand, at office, this 23rd day of June, 2023

IN WITNESS WHEREOF, I hereunder set my hand and official seal

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____

Notary Public

My commission expires 10-2-2023

State of Tennessee } ss

County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Michael Sechehay, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed

Witness my hand, at office, this 23rd day of June, 2023

IN WITNESS WHEREOF, I hereunder set my hand and official seal

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____

Notary Public

My commission expires 10-2-2023

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No B on the plan of The Homes at 1493 Woodmont Boulevard, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of The Homes at 1493 Woodmont Boulevard, a Horizontal Property Regime with Private Elements of record as Instrument No. 20191127-0122719, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof

Being the same property conveyed to Lauren Timoney Sechehay and Michael Sechehay, wife and husband by Warranty deed from Hamidreza Parsa, a married man of record in Instrument No 20201211-0145715 Register's Office for Davidson County, Tennessee, dated December 04, 2020 and recorded on December 11, 2020 (Value of consideration shown in aforementioned deed $929,000 00.)