Karen Johnson Davidson County
Batch# 1036836 DEEDWARR
08/10/2023 11:48:30 AM 5 pgs
Fees: $28.00 Taxes: $1,868.50
20230810-0062075

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 103
Brentwood, TN 37027
RT-23-2919

STATE OF TENNESSEE,
COUNTY OF Wil.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of August, 2023

Notary Public

Commission Expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Candy Fernaux 641 Old Hickory Boulevard, #11 Brentwood, TN 37027	Same First Bank 722 Columbia Ave Franklin, TN 37064	171-03-0B-035.00

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,
Gregory James Sebel, Executor and Gregory James Sebel and Shannon Bruehl, Heirs and Devisees of the Estate of Helen-Marie Ann Miles
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Candy Fernaux, an unmarried woman
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:

Land situated in Davidson County, Tennessee:

Unit No. 6, on the plan of Revised Phase One, Section One, Townhomes of Fredricksburg, as shown on plat of record in Plat Book 9700, Page 236, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to Helen Marie A. Miles by Warranty deed from Radnor Homes, Inc. of record in Book 10555, page 141, Register's Office for Davidson

County, Tennessee, dated July 31, 1997 and recorded on August 04, 1997. Helen-Marie Ann Miles having since died on March 26, 2023. Gregory James Sebel, is her Executor and Heirs and Devisees are Gregory James Sebel, Shannon Bruehl.

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: 641 Old Hickory Boulevard, #11, Brentwood, TN 37027

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 8th day of August, 2023.

Estate of Helen-Marie Ann Miles

By: _____ EXECUTOR
Gregory James Sebel, Executor

STATE OF MICHIGAN
COUNTY OF Kent

On this 8th day of August, 2023, before me personally appeared Gregory James Sebel, Executor of the Estate of Helen-Marie Ann Miles, 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 8th day of August, 2023.

_____
Notary Signature
My commission expires: 06.16.28

WYCLIFFE ABUYA
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF KENT
My Commission Expires June 16, 2028
Acting in the County of Kent

Gregory James Sebel

STATE OF MICHIGAN
COUNTY OF Kent

On this 8th day of August, 2023, before me personally appeared Gregory James Sebel, 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 8th day of August, 2023.

Notary Signature
My commission expires: 06.16.28

WYCLIFFE ABUYA
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF KENT
My Commission Expires June 16, 2028
Acting in the County of Kent

Shannon Bruehl

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

On this 9th day of August, 2023, before me personally appeared Shannon Bruehl, 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 9th day of August, 2023.

(James N Allen)
Notary Signature
My commission expires: 10/20/2024

JAMES N. ALLEN
My Commission Expires
NOTARY
PUBLIC
October 20, 2024
MECKLENBURG COUNTY, NC

I, Sheri Engel, 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 this 10th day of August, 2023

Sheri Engel

Dated 8/10/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 10th day of August, 2023

My commission expires: 11-16-25

Jennifer Bennett
Notary Public

