WARRANTY DEED

Karen Johnson Davidson County
Batch# 1054984 DEEDWARR
09/28/2023 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20230928-0076181

STATE OF Ohio
COUNTY OF Erie

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF September, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

SHERRI R. MARSHALL
Notary Public, State of Ohio
My Commission Expires:
AUGUST 18, 2025

THIS INSTRUMENT WAS PREPARED BY:
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mario Mitchell Productions Inc.	New owner	
(NAME)	(NAME)	08007004300
2720 Nolensville Pk		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Terry Sellers and Darrell C Sellers,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mario Mitchell Productions Inc.**, a Tennessee for profit corporation, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A 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. 484 on the Plan of Bordeaux Hills, Section 6, as of record in Book 3842, Page 10, Register's Office for Davidson County, Tennessee, to which said plan reference is here made for a more complete legal description of said lot.

SAID Lot No. 484 fronts 58.79 feet on the southerly side of Panorama Drive and extends back 122.1 feet on the westerly line and 95.0 feet on the easterly line to a dead line in the rear measuring 54.1 feet thereon.

Being the same property conveyed to DeLois D. Sellers, by virtue of that certain CASH Deed dated March 7, 1978, and being of record at Book 5268, Page 526 in the Register's Office of Davidson County, Tennessee. DeLois D. Sellers died intestate on November 3, 2021 leaving Terry Sellers and Darrell C Sellers as her remaining heirs by Affidavits of Heirship of record at Instrument No ____202309280076179_ ~~& Instrument No _____~~ in Said Register's Office, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3305 Panorama Dr. Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 25th day of September, 2023.

Terry D Sellers

Terry Sellers

STATE OF OHIO
COUNTY OF Erie

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Terry Sellers** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of September, 2023.

Sherri R Marshall

Notary Public

My Commission Expires: 08/18/2025

NOTARIAL SEAL STATE OF OHIO

SHERRI R. MARSHALL
Notary Public, State of Ohio
My Commission Expires:
AUGUST 18, 2025

Witness my hand this 27th day of September, 2023.

Darrell C Sellers By Debra J Sellers Atty in Fact

Darrell C Sellers, By Debra J. Sellers, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of September, 2023, before me personally Debra J Sellers, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Darrell C Sellers and acknowledged that she executed the same as the free act and deed of the said Darrell C Sellers.

WITNESS my hand and official seal at office this 27th day of September, 2023.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES
01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 9/27/23.

Holly A Mason

Affiant Signature

9/27/23

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 27 day of September, 20 23.

Notary's Signature

(Notary Seal)

My Commission Expires: 1-6-25