Karen Johnson Davidson County
Batch# 1075078 DEEDWARR
11/27/2023 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20231127-0091352



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $445,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of November, 2023.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
LHI-LTC, LLC
9175 Carothers Pkwy, Suite 110, Franklin, TN 37067

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Zachary Good and Kaitlyn Jatczak	New Owners	172 15 0A 008.00
2865 Call Hill Road		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jacob Seeley and Shanelle Seeley, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Zachary Good and Kaitlyn Jatczak, joint tenants with right of survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Section One, Holt Woods, of record in Plat Book 7900, Pages 878 and 879, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Shanelle Kathryn Seeley and Jacob James Seeley, wife and husband, by Warranty Deed from Leigh Anne Lomax and husband, Brian C. Lomax, of record in Instrument No. 20160525-0052428, in the Register's Office of Davidson County, Tennessee, dated May 23, 2016, and recorded on May 25, 2016.

This is ☐ improved ☐ unimproved property known as **2865 Call Hill Road, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of November, 2023.

Jacob Seeley

Shanelle Seeley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jacob Seeley and Shanelle Seeley, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 14th day of November, 2023.

Notary Public
My Commission Expires: _____

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Mary Katherine Lawson 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 11/14/23 (date of document).

Affiant Signature

11/14/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of November, 2023

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

