Karen Johnson
Batch # 1095737
01/30/2024 09:57:15 AM
Fees: $13.00 Taxes: $924.63
Davidson County
DEEDWARR
2 pgs
20240130-0006393

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JANUARY, 2024.

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 4/26/26

(AFFIX SEAL)

02-NSH23-06877

Address of New Owner:	Send Tax Bills to:	Tax Information:
Rolando Viveros 14821 Old Hickory Blvd Antioch, TN 37013	Rolando Viveros 14821 Old Hickory Blvd Antioch, TN 37013	162-00-0-234-00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeff T. Seat a/k/a Jeffrey T. Seat, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Rolando Viveros, a married man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the 5th Civil District of Davidson County, Tennessee, described according to a Boundary Survey and Division of the Jobs Property made in June, 1974 by Barry Greer & Associates, Land Surveyors, Nashville, Tennessee, Drawing No. 340, as follows:

Beginning at the southeast corner of the Thomas Delancy Baker property, thence along Old Hickory Boulevard, S 17 deg. 09 min. 31 sec. E 125 feet to corner post, thence S 67 deg. 57 min. 22 sec. W along old wire fence, 604.00 feet to post, S 77 deg. 44 min. 50 sec. W 277.78 feet to existing planted stone at corner post, thence N 12 deg. 48 min. 28 sec. 164.50 feet along old wire fence to the boundary line of the Thomas Delancy Baker property; thence S 73 deg. 20 min. 15 sec. W along the boundary line of the Thomas Delancy Baker property, 816.30 feet to the beginning.

Being the same property conveyed to Jeff T. Seat by Warranty Deed from Charles W. Baker of record as Instrument No. 20021111-0138932 in the Register's Office for Davidson County, Tennessee, dated October 8, 2002 and recorded on November 11, 2002.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

Jeff T. Seat and Jeffrey T. Seat are one and the same.

For Information Only: Being Parcel 162-00-0-234-00
Being also known as 14821 Old Hickory Blvd, Antioch, TN 37013

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 14821 Old Hickory Blvd , Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26th day of January, 2024

Jeffrey T. Seat

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 Jeffrey T. Seat, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 26th day of January, 2024.

Notary Public

My Commission Expires: 06. 14. 25

