THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-6903-WE

Karen Johnson Davidson County
Batch# 1102176 DEEDWARR
02/20/2024 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20240220-0011075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 399,900.00.

Brandy Seals
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/6-2024

(AFFIX SEAL)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Seals and Brandy Seals	**Success Mortgage Partners, Inc.**	
2995 Clay Lick Road	**1200 S. Sheldon Road, Suite 150**	02200012700
Whites Creek, TN 37189	**Plymouth, MI 48170**	
(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, WE, **Terry M. Uselton, Judith L. Uselton Mullins, Kathy Sue Uselton Mullins. Paul Randall Uselton and Richard Scott Uselton, the heirs under the Will of Paul H. Uselton, Jr.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Seals and Brandy Seals, husband and wife**

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 in the 1st Metro District of Davidson County, Tennessee, Tract 3, of the W. L. Boyd Estate near Joelton, Tennessee, described according to a survey of the Wayne S. Cooper, Sr., dated July 19, 1968, certificate No. 17 as follows:

BEGINNING at an iron pin in the northerly margin of Clay Lick Road, said beginning point being North 85° 45' West 353.0 feet as measured along the southerly margin of Clay Lick Road from the northwest corner of property belonging to Maude Myckoff by deed of record in Book 3675, page 465, Register's Office for Davidson County, Tennessee; thence running along the southerly margin of said Clay Lick Road, North 85° 45' West 218.0 feet to an iron pin in the southerly margin of Clay Lick Road; thence leaving said Clay Lick Road, South 4° 15' West 666.7 feet to a point in Riley's westerly line; thence running with Riley's westerly line, North 55° 00' East 246.6 feet to an iron pin and North 49° 00' East 41.9 feet to an iron pin in the westerly line of Riley's property; thence leaving said Riley's property, North 4° 15' East 483.0 feet to the point of beginning, containing 3.01 acres, more or less.

Being the same property conveyed to Paul H. Uselton, Sr. and wife, Beadie A. Uselton, and Paul B. Uselton, Jr. and wife, Bernice A. Uselton by Warranty deed from Robert A. Friedmann and wife, Donna Jo Friedmann of record in Book 4921, page 268, Register's Office for Davidson County, Tennessee, dated June 5, 1975 and recorded on June 11, 1975.

Being the same property conveyed to Paul H. Uselton, Jr. and wife, Bernice A. Uselton, a tenancy by the entireties, reserving a Life Estate in Paul H. Uselton, Sr. and wife, Beadie A. Uselton by Quitclaim deed from Paul H. Uselton, Sr. and wife, Bernice A. Uselton and Paul H. Uselton, Jr. and wife, Bernice A. Uselton to Rick M. Johnson, Trustee of record in Book 5718, page 114, Register's Office for Davidson County, Tennessee, dated March 4, 1984 and recorded on March 6, 1984.

Paul H. Uselton, Sr. died August 1, 1996, terminating his Life Estate interest; Beadie A. Uselton died January 25. 1998, terminating her Life Estate interest.

Bernice Avonell Uselton died September 22, 2016, leaving Paul Herman Uselton, Jr. as the surviving tenant by the entirety.

Paul Herman Uselton, Jr. died June 6, 2020, his estate being administered (for Muniment of Title only) through Davidson County Probate Court, Docket No. 21P1221. Last Will and Testament of Paul Herman Uselton, Jr. devised subject property to his five children, Terry M. Uselton, Judith L. Uselton Mullins, Kathy Sue Uselton Mullins, Paul Randall Uselton and Richard Scott Uselton.

Affidavit of Heirship recorded as Instrument No. 20210819-0112204, in the Register's Office for Davidson County, Tennessee.

A power-of-attorney for Judith L. Uselton Mullins is recorded as instrument 20240220011074, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **2995 Clay Lick Road, Whites Creek, TN 37189** .

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 our hands this the 16th day of February, 2024.

Terry M. Uselton

Judith L. Uselton Mullins by Cindy Michelle Mullins, attorney-in-fact

Kathy Sue Uselton Mullins

Paul Randall Uselton

Richard Scott Uselton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Terry M. Uselton, Kathy Sue Uselton Mullins, Paul Randall Uselton and Richard Scott Uselton,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16th day of February, 2024.

My Commission expires: 11-8-27

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cindy Michelle Mullins,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Judith L. Uselton Mullins as her Attorney in Fact, as the free act and deed of the within named Judith L. Uselton Mullins.

Witness my hand and official seal this the 16th day of February, 2024.

My Commission expires 11-8-27

Notary Public

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 February 16, 2024

Affiant Signature

Date: 2/16/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this February 16, 2024

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

