Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $495,000.00.

Affiant

Subscribed and sworn to before me this 15th day of February, 2024.

Notary Public
My Commission Expires:

BRITTNEY WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 08, 2027

Karen Johnson
Batch # 1102334
02/20/2024 11:05:05 AM
Fees: $13.00 Taxes: $1,831.50

Davidson County
DEEDWARR
2 pgs

20240220-0011305

2024-18

Address of New Owner:	Send Tax Bills to:	Tax Information:
Robert Benjamin Seaman		
732 Inspiration Boulevard, #7	NEW OWNER	051-14-0B-021.00
Nashville, TN, 37115		

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, we

Emily Ann Palenkas-West and Jason West, a married couple,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Robert Benjamin Seaman, unmarried

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 7, together with common areas, as established by Declaration of Protective Covenants, Conditions and Restrictions for The Brownstones At Creative Way, a Townhouse Planned Unit Development (A Horizontal Property Regime) with Private Elements of record as Instrument No. 20191126-0122335 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emily Ann Palenkas-West and Jason West, married by Warranty Deed from Samaroo Development Group, LLC, a Limited Liability Company of record in Instrument No. 20220215-0017308, Register's Office for Davidson, Tennessee, dated February 2, 2022 and recorded on February 15, 2022.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **732 Inspiration Boulevard, #7, Nashville, TN 37115.**

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 15th day of February, 2024.

Emily Ann Palenkas-West

Jason West

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 Emily Ann Palenkas-West and Jason West, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of February, 2024.

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026

