Name and Address of New Owner:
Matthew Seibert
10340 Spanntown Road
Arrington, TN 37014

Send Tax Statements To:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-24020219

Map and Parcel: 043 07 0 099.00

Karen Johnson Davidson County
Batch# 1105011 DEEDWARR
02/27/2024 01:28:30 PM 4 pgs
Fees: $23.00 Taxes: $370.00
20240227-0013293

WARRANTY DEED

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, **Jason Kleve and Dewayne Beard**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Matthew Seibert**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a tract or parcel of land located in Davidson County, Tennessee, said tract being the same property conveyed to Jim Sweeney Construction, Inc., a Tennessee corporation, by deed of record in Book 8040, Page 739, R.O.D.C., being Lot 45, Block A, as shown on the plan of Eller and VanDiver's Subdivision of p/o Lot 10 of the Anderson Estates, not of record, and being more particularly described as follows:

Beginning at a point located on the easterly Right-of-Way line of Rio Vista Drive, said point being the southwesterly corner of property (Lot 46) conveyed to James S. Sweeney, Jr. and James S. Sweeney III by deed as evidenced in Instr. #20061010-0126005, R.O.D.C., and being the northwesterly corner of the herein described tract, Thence, with the above described Sweeney property N65 deg 47 min 00 sec E, passing an existing iron pin near the top of the bluff, a total distance of 164.94 feet to a point, Thence, along the westerly bank of the Cumberland River S24deg l2min 30sec E, approximately 50.00 feet to a point, Thence, with the northerly line of property (Lot 44) conveyed to HomePlacers LLC, a Tennessee limited liability company, by deed as evidenced in Instr. #20171010-0103612, R.O.D.C., S65deg47min0OsecW, passing an existing iron pin near the top of the bluff, a total distance of 164.93 feet to an iron rod (old), Thence, with the easterly Right-of-Way line of Rio Vista Drive N 24 deg 13 min 00 sec W, 50.00 feet to an iron rod (old) and the point of beginning. Containing approximately 0.19 acre, being the same more or less.

Being a portion of the same property conveyed to Jason Kleve and Dewayne Beard by Warranty Deed from James S. Sweeney Jr, and James S. Sweeney III of record in Instrument No. 20180618-0058105 Register's Office for Davidson County, Tennessee, dated June 13, 2018 and recorded on June 18, 2018.

This conveyance is subject to all matters shown on the Plan of record in Plat Book 1130, Page 37; Restrictions of record in Book 1286, Page 574, Amended in Book 1371, Page 353 and Book 7359, Page 219; Flowage Easement of record in Book 2270, Page 447; Transmission Line Easement of record in Book 1196, Page 207; Agreement for Dedication of Easement for sanitary sewer and/or storm drainage, water mains, pumps and appurtenances in Instrument No. 20210729-0101885; Register's Office for Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is unimproved property known as: 374 Rio Vista Drive, Lot 45, Eller and VanDiver's Subdivision, Madison, TN 37115

Subject property is investment property and is not the principal residence of the Grantors.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, 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.

WITNESS our hand this 23rd day of February, 2024.

Jason Kleve

Dewayne Beard

State of Tennessee

County of Rutherford

Personally appeared before me, Jason Kleve and Dewayne Beard, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd of February, 2024.

Notary Public
My Commission Expires: 2/21/2027

LYNN F. VAUGHT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

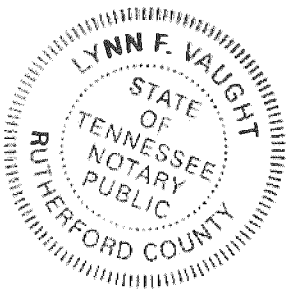
AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $100,000.00.

Affiant Signature

Subscribed and sworn to before me, this 23rd day of February, 2024.

Notary Public
My Commission Expires: 2/21/2027



Tennessee Certification of Electronic Document

I, Lynn F. Vaught, 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 2/23/24 (date of document).

Affiant Signature

2/27/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 27th day of February 2024.

Notary Signature

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 3-15-2025