This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $289,000.00.

Affiant

Subscribed and sworn before me this the 1st day of March, 2024.

Notary Public
My commission expires: 9-21-26

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson
Batch # 1109497
03/11/2024 10:30:45 AM
Fees: $13.00 Taxes: $1,069.30

Davidson County
DEEDWARR
2 pgs

20240311-0016623

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Samantha Wiley	FirstBank	108-03-0 116.00
1005 Patio Dr.	722 Columbia Avenue	
Nashville, TN 37214	Franklin, TN 37064	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DEBRA L. SEABOLT AND JERRY SEABOLT, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SAMANTHA WILEY, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 74A, Section 6, on the Plan of Zone Lot Division of PATIO VILLA, as shown by plat of record in Plat Book 6250, Page 489, and amended in Plat Book 6250, Page 570 & 571, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Debra L. Seabolt, married, by deed dated 04/10/2009, from Graham Grebner and wife, Krystal Grebner; f/k/a Krystal Moeller, of record in Instrument No. 20090420-0035587, Register's Office for said County.

Jerry Seabolt, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying his interest and equity, if any, in the subject property

THIS IS IMPROVED PROPERTY KNOWN AS 1005 Patio Dr., Nashville, TN 37214.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 1st day of March, 2024.

Debra L. Seabolt

Jerry Seabolt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Debra L. Seabolt and Jerry Seabolt, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of March, 2024.

My commission expires: June 14, 2026

Notary Public

