Karen Johnson Davidson County
Batch# 1133226 DEEDWARR
05/09/2024 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20240509-0034350

WARRANTY DEED

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, ~~FOR THIS TRANSFER~~ IS $530,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 3.13.26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0242

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James A. Colacchio and Stacy R. Colacchio	New Owners	Map: 098060A25500CO
(NAME) 1965 Hawks Nest Dr.	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS ($530,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JASON T. SEAY AND WIFE, PAMELA S. SEAY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES A. COLACCHIO AND STACY R. COLACCHIO, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 229, on the Plan of Phase Two, Section D, Bridgewater, of record in Instrument 200704190047123, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jason T. Seay and wife, Pamela S. Seay, by deed from Frank Batson Homes, Inc., of record in Instrument No. 20070824-0101568, dated August 23, 2007, Register's

Office for said County. See also Scrivener's Affidavit of record in Instrument No. 20070913-0109744, said Register's Office.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20070419-0047123, said Register's Office; (3)Quitclaim Deed to HOA for Open Spaces of record in Instrument No. 20091110-0103837 (as corrected in Scrivener's Affidavit of record in Instrument No. 20091117-0105711) and Instrument No. 20160203-0010469, Register's Office for said County; (4) Utility Easement to TVA of record in Book 1291, Page 99, Register's Office for said County; (5) Open Space Maintenance Agreement or record in Instrument No. 20051024-0128043, Register's Office for said County; (6) Storm Water Easement of record in Instrument No. 20050222-0019150, Register's Office for said County.

This conveyance is subject to Restrictive Covenants and By-laws of record in Instrument No. 20051024-0128043, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 1965 Hawks Nest Dr., Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 9th day of May, 2024.

Jason T. Seay

Pamela S. Seay

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

Witness my hand and official seal this, 9th day of May, 2024.

My Commission Expires: 2.3.26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certification of Recorded Documents

I, Tameika Jones, do hereby make oath that I am a licensed attorney and/or 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 May 9, 2024.

Tameika Jones
(AFFIANT) – Tameika Jones

05/09/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 9th day of May, 2024.

My commission expires: 3.3.26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON