WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 29 28 DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES: 10-25-26

(AFFIX SEAL)

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Karen Johnson Davidson County
Batch# 1147235 DEEDWARR
06/14/2024 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20240614-0044609

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Pedro Angel Veloz Montalvo	First National Bank of America	150-07-0-017.00
(NAME) 3248 New Towne Road	(NAME) 241 East Saginaw Street	
(ADDRESS) Antioch, TN 37013	(ADDRESS) East Lansing, MI 48823	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Amanda Seals and Greg Harp, a/k/a Gregory Chandler Harp, husband and wife, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Pedro Angel Veloz Montalvo, unmarried man, "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Section One, Towne Village of the Country of record in Plat Book 5200, Page (s) 55 and 56, 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 Amanda Seals and Greg Harp by Warranty Deed from Mike Drohman, unmarried of record in Instrument No. 20160509-0045830 Register's Office for Davidson County, Tennessee, dated April 22, 2016 and recorded on May 9, 2016.

Greg Harp and Gregory Chandler Harp being one in the same.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☐ property, known as 3248 New Towne Road, Antioch, TN 37013

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28 day of May, 2024

Amanda Seals

Greg Harp

STATE OF TENNESSEE
COUNTY OF

On this 28 day of May, 2024 before me personally appeared Amanda Seals and Greg Harp, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28 day of May, 2024.

Notary Signature
My commission expires: 3-3-2025

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 29, 2024.

Signature
May 29, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this May 29, 2024

Notary's Signature

My Commission Expires: 10-25-26

MEGAN CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY