WARRANTY DEED

Karen Johnson Davidson County
Batch# 1152986 DEEDWARR
07/01/2024 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20240701-0049293

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
Kris Oliver, Attorney, Advance Title of Murfreesboro, Inc., 1500 Medical Center Pkwy #3A-9, Murfreesboro, TN 37129

File No.: 2024-80280

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
William Coleman	New owner	
(NAME)	(NAME)	
841 Neelys Bend Rd	property	
(ADDRESS)	(ADDRESS)	
Madison TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thirty Thousand And No/100 Dollars ($330,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SOUTHEAST ENTERPRISE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM COLEMAN, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows:

BEING all of Lot No. 2, on the Final Plat of Rosewood Subdivision, as shown by plat appearing of record in Book 6900, page 902, of the Register's Office of Davidson County, Tennessee, to which plat reference is

hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Southeast Enterprise, LLC, by Warranty Deed from Crystal Lewis, dated December 19, 2023, appearing of record in Instrument No. 20231220-0098148, of the Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 841 Neelys Bend Rd, Madison, TN 37115
(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 successors 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 27 day of June, 2024.

Southeast Enterprise, LLC

BY: _____
Matthew Seibert, Sole Member

STATE OF TENNESSEE

COUNTY OF Rutherford

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Matthew Seibert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of Southeast Enterprise, LLC, the within named bargainor, a corporation, and that such president or officer as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Sole Member.

Witness my hand and seal, at office in TN, this 27 day of June 2024.

_____
Notary Public
Printed Name: Kayla Dodd
My Commission Expires: _____

KAYLA DODD
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 04-19-2025
RUTHERFORD COUNTY

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **June 27, 2024**.

Date

Affiant Signature

July 1, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **1** day of **July**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)