THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240447628** Karen Johnson Davidson County Batch# 1155712 DEEDWARR 07/09/2024 11:49:30 AM 3 pgs Fees: $18.00 Taxes: $969.40 20240709-0051342	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $262,000.00. Affiant Subscribed and sworn to before me, this 28th day of June, 2024. Notary Public My Commission Expires: 05-09-2026

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tara Mitchner 224 Whitney Park Drive Nashville TN 37207	New Owner c/o NFM Inc 1190 Winterson Rd Suite 300 Linthicum, MD 21090	Tax Parcel ID No. 060-12-0-073.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles Seay, an unmarried man, and Carolyn Seay, an unmarried woman,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Tara Mitchner, an unmarried woman,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the plan of Gilmore-Bishop Subdivision as of record in Book 6050, Page 272, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No.28 fronts 58.01 feet on the East side of Whitney Park Drive and extends back 221.99 feet on the North line, 221.14 feet on the Southerly line, to a line in the rear measuring 58.00 feet thereon.

Being the same property conveyed to Charles Seay and wife, Carolyn Seay by Warranty Deed from Darrell E. Hill and wife, Remegilda C. Hill of record in Instrument No. 20040514-0056475 Register's Office for Davidson County, Tennessee, dated April 30, 2004 and recorded on May 14, 2004.

Marital Dissolution Agreement No. 23D728 filed in the Circuit Court for Davidson County, Tennessee.

The execution of this instrument is affected by the signature of Antonio Seay as Attorney-in-Fact for Charles Seay, which Power of Attorney is recorded in Instrument Number 202407090051341, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6050, Page 272, Register's Office for Davidson County, Tennessee.

This is improved property located at 224 Whitney Park Drive Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors warrant that this instrument is effective as of the 28th day of June, 2024.

Charles Seay by Antonio Seay as Attorney-in-Fact

Charles Seay by Antonio Seay as Attorney-in-Fact

Carolyn Seay

Carolyn Seay

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Antonio Seay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Charles Seay and that he is authorized by Charles Seay to execute this instrument on his behalf.

Witness my hand, at office, this 27th day of June, 2024.

Edward Faria

Notary Public
My Commission Expires: 3-3-2025

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 03-03-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carolyn Seay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 06/28/24

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 06/28/24

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**