Karen Johnson Davidson County
Batch # 1179287 DEEDWARR
09/09/2024 02:01:40 PM 2 pgs
Fees: $13.00 Taxes: $2,701.00
20240909-0069328

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $730,000.00.

Affiant

Sworn to and subscribed before me this 6th day of September, 2024.

Notary Public
My Commission Expires:

S. DENISE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Joshua Scott Seidenberg and Erica Lee Rossitto	724 Brownlee Dr.	Owner	
724 Brownlee Dr.			**055H-F-003.00-000**
Nashville, TN 37205	Nashville, TN 37205		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Randall Keith Morris and Lindsey B. Morris, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Joshua Scott Seidenberg and Erica Lee Rossitto, husband and wife,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> **Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of West Meade Hills, Section 2 of record in Plat Book 2900, Page 98, 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 Randall Keith Morris and Lindsey B. Morris, husband and wife by Warranty Deed from Deborah Sue Neill of record in Instrument No. 20130430-0042703 Register's Office for Davidson County, Tennessee, dated April 26, 2013 and recorded on April 30, 2013.**

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2025 and all subsequent year.
Subject to all matters shown on the Plan of record in Plat Book 2900, Page 98, Register's Office for Davidson County, Tennessee.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 6th day of September, 2024.

Randall Keith Morris

Lindsey B. Morris

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Randall Keith Morris and Lindsey B. Morris, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 6th day of September, 2024.

NOTARY PUBLIC
My Commission Expires: 10/26/27

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires