Karen Johnson Davidson County
Batch# 1206742 DEEDWARR
11/19/2024 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20241119-0089877

Prepared By and Return to:
Authority Title and Escrow
745 S Church St Ste 407
Murfreesboro, TN 37130
File Number: TN-24-2274

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of November, 2024.

Notary Public
My Commission Expires:

ANNA N. DOLAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 17, 2028
COUNTY OF WILLIAMSON

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Kristine A. Kaufman, Trustee	New Owner	142-01-0A-053-00
1226 Old Charlotte Pike		
Pegram, TN 37143		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David Mark Seldon and Deborah Ann Seldon, husband and wife**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Kristine A. Kaufman, Trustee of the Kristine A. Kaufman Trust**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit No. H-5, together with the carport designated as No. H-5-C, on the Plan of Section 1, RIVER PLANTATION CONDOMINIUMS, of record in Plat Book 4460, page 59, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to David Mark Seldon and wife, Deborah Ann Seldon, by Warranty Deed dated July 6, 1998, from Robert J. Eibling and wife, Marsha A. Eibling of record in Book 11018, page 690, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is Improved property known as 8207 Sawyer Brown Road, H5, Nashville, TN 37221.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 15th day of November, 2024.

David Mark Seldon

Deborah Ann Seldon

State of Texas
County of Tarrant

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David Mark Seldon and Deborah Ann Seldon with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at city of Arlington, TX, this 15th day of November, 2024.

KERONNA C ROSS
Notary ID #131691604
My Commission Expires
August 21, 2026

Notary Public at Large
My Commission Expires: 8.21.2026

Certificate of Authenticity

I, Alicia Hamilton, 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

11/15/24.
Date

Affiant Signature

11/18/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 18 day of November, 2024.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON