Karen Johnson Davidson County
Batch# 1213153 DEEDWARR
12/06/2024 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $4,717.50
20241206-0094926

WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. HR-24-8118

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,275,000.00

Madelyn Orr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2024

Notary Public

MY COMMISSION EXPIRES: 3.20.28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brent Seebohm	New Owner	
(NAME)	(NAME)	
601 South 15th Street	391 Monroe St	094-01-0-393.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Cheyenne Smith and Amy L. Smith, a married couple,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brent Seebohm, unmarried man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real estate in Davidson County, Tennessee, described as follows: Being Lot No. 106 on the Map of Shelby Village, No. Two, as of record in Book 1835, page 48, Register's Office for said county.

Said Lot No. 106 fronts 60.9 feet on the Easterly side of 15th Street, South, and runs back 169.6 feet on the North line and 163.5 feet on the Southerly line, to a dead line in the rear, measuring 36.8 feet thereon.

Being the same property conveyed to Cheyenne Smith and Amy L. Smith, a married couple by Warranty Deed from Kathleen McElroy, a single woman of record in Instrument No. 20211215-0165438 Register's Office for Davidson County, Tennessee, dated December 10, 2021 and recorded on December 15, 2021.

This is property more commonly known as 601 South 15th Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 heirs 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 my/our hand this 5th day of December, 2024.

Cheyenne Smith

Amy L. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of December, 2024, before me personally appeared Cheyenne Smith and Amy L Smith, 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 5th day of December, 2024.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12/5/24.

Affiant Signature

12/5/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of December 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY