Karen Johnson Davidson County
Batch# 1225738 DEEDWARR
01/13/2025 12:07:30 PM 4 pgs
Fees: $23.00 Taxes: $1,454.10
20250113-0002503

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Ivey Title, LLC Ref: (DL) Title No.: 63890
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Anna R. Murphy 1711 18th Avenue South #A 2 Nashville, TN 37212	Altra Federal Credit Union 1700 Oak Forest Dr. Onalaska, WI 54650

TAX MAP PARCEL NUMBERS: 104080G00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$393,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donald Seitz and Maureen Seitz, husband and wife**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Anna R. Murphy, an unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit A-2 of Arlington Court Condominium, a horizontal proeprty regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Book 6806, page 22, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Donald Seitz and Maureen Seitz, husband and wife, by Warranty Deed from Charles F. Maguire and wife, Roberta D. Maguire, dated June 5, 2015 and recorded on June 8, 2015, of record in Inst. No. 20150608-0053646, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record as shown on Exhibit "C" to the Master Deed of record in Book 6806, page 22, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 6806, page 22, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of Arlington Court Homeowners' Association of record in Book 6806, page 17, said Register's Office.

This is improved property, known as 1711 18th Avenue South, # A-2, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of January, 2025.

Donald Seitz

Maureen Seitz

State of Tennessee

County of Davidson

On this 9th day of January, 2025, before me the undersigned authority, personally appeared Donald Seitz, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

On this 8th day of January, 2025, before me the undersigned authority, personally appeared Maureen Seitz, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $393,000.00.

Madelyn Cain
Affiant

Sworn and subscribed before me this 9 day of January, 2025.

Notary

My Commission Expires: 3.20.28

SYDNEY ANGELL
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 1/9/25.

Affiant Signature

1/13/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

