Karen Johnson Davidson County
Batch # 1236536 DEEDWARR
02/12/2025 10 13 10 AM 2 pgs
Fees $13 00 Taxes $2,701 00
20250212-0010651

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000 00

X
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 11th day of February, 2025

(Affix Seal) Notary Public

My Commission Expires 10/4/27

My Commission Expires

2024-12-2401

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To	Tax ID#
Lee Russell Myers, IV and Regan Elizabeth Myers 5921 Woodland Hills Drive Nashville, TN 37211	Churchill Mortgage Corp. 1749 Mallory Lane Ste 100 Brentwood, TN 37027	Map/Parcel 1172-02-0-066 00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James E. Seaman and Mary A. Seaman, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Lee Russell Myers, IV and Regan Elizabeth Myers, husband and wife**, hereinafter called the GRANTEE, his/her/their/its heirs/successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Section Three, Myrtlewood Estates of record in Plat Book 6250, Page 287, 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 James E. Seaman and Mary A Seaman, husband and wife by Warranty Deed from Robert E Stone, Jr and wife, Dee Ann Stone of record in Instrument No. 20140701-0057824 Register's Office for Davidson County, Tennessee, dated June 30, 2014 and recorded on July 01, 2014

This conveyance is subject to the following: Zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record

This is improved property known as 5921 Woodland Hills Drive, Nashville, TN 37211

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, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out, and it does further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the 11th day February, 2025

James E. Seaman

Mary A Seaman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of February, 2025, before me personally appeared James E. Seaman and Mary A. Seaman, 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 11th day of February, 2025.

Notary Signature
My commission expires:
11-25-2028

