Karen Johnson Davidson County
Batch# 1237766 DEEDWARR
02/14/2025 12:22:30 PM 5 pgs
Fees: $28.00 Taxes: $9,139.00
20250214-0011377

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38507-02-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $2,470,000.00. Treg Warner Affiant Subscribed and sworn to before me this 14th day of February, 2025. Notary Public My Commission Expires: 3/8/18

GEORGE E. MUDTER JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Treg Warner 3935 Cross Creek Road Nashville, TN 37215	Treg Warner 3935 Cross Creek Road Nashville, TN 37215	Map and Parcel Nos.: 08305002000 08301027400 08301027500 08305001800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Mark M. Warner, Trustee of the Margaret Ann Seman Trust created under the Last Will and Testament of Margaret Ann Warner dated January 22, 2013 and probated in Docket No. 23P2318, Seventh Circuit Court for Davidson County, Tennessee ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Treg Warner ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 904 Gallatin Avenue;1044-1046 Petway Avenue; and 1049 Seymour Avenue, Nashville, Davidson County, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of February, 2025.

GRANTOR:

Mark M. Warner, Trustee of the Margaret Ann Seman Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark M. Warner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the Margaret Ann Seman Trust created under the Last Will and Testament of Margaret Ann Warner dated January 22, 2013 and probated in Docket No. 23P2318, Seventh Circuit Court for Davidson County, Tennessee, and as such Trustee executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of February, 2025.

Notary Public
My Commission Expires: 3/8/18

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Parcel 1:

Land in Davidson County, Tennessee, being Lot 2 on the Map of the Resubdivision of lots 1 to 6,7,8 and 16 of the Sallie Johnson Addition, as of record in Book 421, page 22, Register's Office for said County, Said lot No. 2 fronts 105 feet on the westerly side of the Gallatin Road and runs back 174 1/2 feet on the south line, and 186 1/2 feet on the north line to an alley, and shows 105 feet on said alley.

Parcel 2:

Land in Davidson County, Tennessee, being Lot No. 9 on the Map of Subdivision of the land of the heirs of Miss Sallie L. Johnson, as of record in Book 332, page 164, said Register's Office. Said lot No. 9 fronts 50 feet on the southerly side of the Petway Avenue and runs back between parallel lines 156 feet to an alley.

Parcel 3:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of the Resubdivision of Lots Nos. 1 to 6 inclusive and 7,8 and 16 in the Miss Sallie Johnson Home Place, as of record in Book 421, Page 22, said Register's Office.

Said lot No. 4 fronts 64 feet 9 inches on the southerly sdide of Petway Avenue, and runs back 156 feet on the west line and 157 feet on the east line, with the westerly margin of an alley to an alley in the rear, and shows 46 feet on the last mentioned alley.

Parcel 4:

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Resubdivision of Lots Nos. 1 to 6 and 7, 8 and 16 of the Sallie Johnson Addition, as of record in Book 421, page 22, said Register's Office.

Said Lot No. 5 fronts 50 feet on the northerly side of Seymour Avenue and runs back 156 feet on the west line, and 157 feet on the east line with the westerly margin of an alley to an alley in the rear, and shows 67 feet on said rear alley.

Being the same property conveyed to Margaret Ann Warner by Installment Deed dated January 2, 1980 from Patton-Warner-Tate, Inc. of record in Book 5550, page 300, Register's Office for Davidson County, Tennessee. Being further conveyed to Margaret Ann Warner by Quitclaim Deed dated July 18, 1986 from Harry M. Warner of record in Book 6945, Page 405, Register's Office for Davidson County, Tennessee. Being further conveyed to Margaret Ann Warner by Quitclaim Deed dated December 21, 2005 from Robert B. Bond of record in Instrument No. 20051230-0156578, Register's Office for Davidson County, Tennessee. Margaret Ann Warner having since died on November 4, 2023 leaving a Last Will and Testament of record in Instrument No. 20250106-0000806, Register's Office for Davidson County, Tennessee, and filed for Probate in Case No. 23P2318, Probate Court for Davidson County, Tennessee. In accordance with the terms of said Will, subject property was devised to the Trustee of the Margaret Ann Barnhart Trust. Margaret Ann Barnhart is now known as Margaret Ann Seman. Letters

Testamentary were issued to Mark W. Warner. By Executors Deed dated June 25, 2024 of record in Instrument No. 20240701-0049093, Register's Office for Davidson County, Tennessee, Mark W. Warner, Executor of the Estate of Margaret Ann Warner conveyed subject property to Mark M. Warner, as Trustee of the Margaret Ann Seman Trust.

This conveyance is made subject to the matters set forth below:

1. State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantee.
2. All matters appearing on the Plan of record as Book 421, Page 22, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 332, Page 164, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 2/14/25 (date of document).

Affiant Signature

2/14/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: July 7, 2027

NOTARY'S SEAL

