Karen Johnson Davidson County
Batch# 1240237 DEEDQC
02/24/2025 12:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250224-0013499

EED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 4-19-2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
1524 Williams Drive, Ste 202
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeff T. Seat	Jeff T. Seat	08208033900
(NAME)	(NAME)	
937 Maxwell Avenue	14838 Old Hickory Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Roger G. Seat**, hereinafter called the Grantor(s), has/have quitclaimed unto **Jeff T. Seat**, hereinafter called the Grantee(s), his/her/their assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land situated and located in Davidson, County, Tennessee, Being the southerly 150 feet of Lot 16 of Block 'G" on the Plan of Eastwood Addition as of record in Book 332, page 63, of the Register's Office for Davidson County, Tennessee. Lot 16 fronts 50 feet on the northerly side of Maxwell Avenue and runs back northwardly between parallel lines with the easterly margin of McFerrin Avenue 150 feet to a dead line. Excepting that part thereof heretofore taken by the City of Nashville for street widening purposes which excepted tract fronts 5.2 feet on the northwardly side of Maxwell Avenue and runs back along the easterly side of McFerrin Avenue the full depth of the lot about 150 feet.

Being the same property conveyed to Jeff T. Seat and Roger G. Seat, their Heirs and Assigns by Warranty Deed from E.R. Buchi, Sr., a widower, D/B/A Erban Realty, by and through their Lawful Attorney-in-Fact, Julian N. Fotre, III, dated 09/15/1998, of record in Book 11097, Page 683, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 937 Maxwell Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2340218
QuitClaim Deed TN

NotaryCam Doc ID: 21cc1647-83a5-43ec-a371-963f859565de

Effective the 4th day of June, 2024.

Roger G. Seat

Roger G. Seat

State of Ohio
County of Summit

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger G. Seat, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4th day of June, 2024.

Notary Public:
My Commission Expires: 3/24/2028



TRESSA SPEIGHT
Notary Public
State of Ohio
My Comm. Expires
March 24, 2028

RETURN TO:
Stewart Title Company Tennessee Division Tennessee Division
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: 21cc1647-83a5-43ec-a371-963f859565de

202502240013499

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 02/4/2024.

Affiant Signature

2/24/2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 24 day of February, 2025.

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
(SEAL)

Cindy Person
Notary Public

My Commission Expires: 4-19-2027

900