Karen Johnson Davidson County
Batch# 1245727 DEEDWARR
03/11/2025 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20250311-0018229

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th day of March, 2025.

(Affix Seal) Notary Public

My Commission Expires: 11-25-2028

2025-01-2477

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

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

DONNA L SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-25-2028

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James E. Seaman and Mary A. Seaman 7009 Calderwood Drive Antioch, TN 37013	OWNER	Map/Parcel 181-03-0A-106.00-CO

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, **Mary M. Orendas, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **James E. Seaman and Mary A. Seaman, husband and wife**, hereinafter called the GRANTEE, their heirs 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. 106 on the Plan of Section Four Indian Creek Estates of record in Plat Book 11700, Page 15, 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 Mary M. Orendas, unmarried by Warranty Deed from Shelley L. Lowe and Chester R. Lowe, wife and husband of record in Instrument No. 20080605-0057705 Register's Office for Davidson County, Tennessee, dated June 02, 2008 and recorded on June 05, 2008.

This conveyance is subject to the following: Davidson County property taxes for 2025 and subsequent years are a lien but not due or payable, 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 7009 Calderwood Drive, Antioch, TN 37013.

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 the GRANTOR, does covenant with the said GRANTEE that she is 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 herself, her 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 10 day March, 2025.

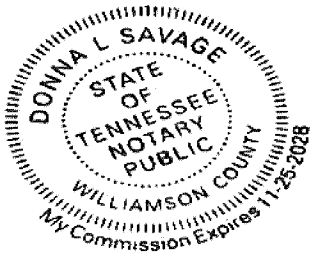
Mary M. Orendas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of March, 2025, before me personally appeared Mary M. Orendas, 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 10th day of March, 2025.

Notary Signature
My commission expires: 11-25-2028



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 3-10-2025.

Date

Affiant Signature

3-10-2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of March, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

