Karen Johnson Davidson County
Batch# 1258026 DEEDWARR
04/11/2025 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20250411-0027363

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $305,000.00

Affiant

Subscribed and sworn to before me, this 9 day of April, 2025.

Notary Public
My commission expires:

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Megan Seeman **Jason Seeman**	**New Owner**	**142010A05000CO**
8207 Sawyer Brown Rd Apt H2	**501 Holly Hill Court**	
Nashville, TN 37221	**Nashville, TN 37221**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 8207 Sawyer Brown Road H2 Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Megan Seeman and Jason Seeman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. H-2, together with the carport designated as No. H2-C, as described by Master Deed establishing Horizontal Property Regime with respect to Plan of River Plantation, Section One, Condominium Apartment, of record in Book 4460, Page 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias, Trustee of The 8207 Sawyer Brown Road H2 Trust, by Warranty Deed from Cynthia L Strong, married woman, dated October 16, 2024, of record in Instrument No. 20241018-0081135, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Cynthia L Strong, by Warranty Deed from Yvette M Hill Ray and husband, Delwyn Ray, dated May 22, 1995, of record in Book 9686, Page 637, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 8207 Sawyer Brown Rd Apt H2, Nashville, TN 37221.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

_____ Date: 4-8-25

The 8207 Sawyer Brown Rd Apt H2
By: Erin Dias
It's: Trustee

STATE OF TN

COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The 8207 Sawyer Brown Rd Apt H2 and that she is authorized by The 8207 Sawyer Brown Rd Apt H2 to execute this instrument on its behalf.

Witness my hand, at office, this 8 day of April, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 12.2.28

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **April 8, 2025**.

Date

Allisyn G. Pinkston

Affiant Signature

4/9/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **9** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025