Karen Johnson Davidson County
Batch# 1263478 DEEDWARR
04/23/2025 02:05:30 PM 4 pgs
Fees: $23.00 Taxes: $7,964.25
20250423-0031259

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350219**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,152,500.00. Affiant Subscribed and sworn to before me, this 21st day of April, 2025. Notary Public My Commission Expires: 7-7-2027

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

WARRANTY DEED

Address New Owner: Tyler Stonewell Pinson and Karen Chaffin Pinson 4212 Estes Road Nashville TN 37215	Send Tax Bills To: ~~New Owner~~ Penny Mac Loan Services PO Box 30597 Los Angeles, CA 90030	Tax Information: Tax Parcel ID No. 130-04-0-034.00

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, **Marty Thomas Sellers and Michelle McKenna Sellers, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Tyler Stonewell Pinson and Karen Chaffin Pinson, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 23, as shown on the map entitled Map of Comptonwood Subdivision, of record in Plat Book 974, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MARTY THOMAS SELLERS AND MICHELLE MCKENNA SELLERS, by deed from DAVID M. SCHROEDER AND WIFE, E. BROOKE B. SCHROEDER, of record in Instrument No. 20220602-0063852, dated May 31, 2022, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 130-04-0-034.00.

Matters shown on the Plan of record in Plat Book 974, page 10, said Register's Office.

This is improved property located at 4212 Estes Road Nashville TN 37215

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 21st day of April, 2025.

Marty Thomas Sellers

Marty Thomas Sellers

STATE OF PA)

COUNTY OF Chester)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marty Thomas Sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~21st~~ 18th day of April, 2025.

Amw

Notary Public

My Commission Expires: 06/04/2027

Commonwealth of Pennsylvania - Notary Seal
ANTWAN MCKOY-HARRIS - Notary Public
Chester County
My Commission Expires June 4, 2027
Commission Number 1352485

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of April, 2025.

Michelle McKenna Sellers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michelle McKenna Sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of April, 2025.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

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 4/21/25 (date of document).

Affiant Signature

4/23/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES:_____

NOTARY'S SEAL

