Karen Johnson
Batch # 1265002
04/25/2025 10 59 19 AM
Fees $13 00 Taxes $2,849 00
Davidson County
DEEDWARR
2 pgs
20250425-0031935

THIS INSTRUMENT PREPARED BY
Music City Title & Escrow, Inc
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner	Send Tax Bills To	Map-Parcel No
Emma Brodeur and Luke Brodeur 2932 Primrose Cir Nashville, TN 37212	Emma Brodeur and Luke Brodeur New Owner	117-08-0-003

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10 00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Seth Ryan Seaton and Jaclyn Campbell Seaton, Trustees of Seth Ryan Seaton and Jaclyn Campbell Seaton, Trustee of the WJS Family Trust, dated January 3, 2024** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Emma Brodeur and Luke Brodeur, wife and husband**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 2932 Primrose Circle, Nashville, TN 37212 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows

Land situated in Davidson County, Tennessee

Being Lot No 9, of Block "B" on The Plan of Belmont Terrace Annex, No 4, of record in Plat Book 974, Page 97, Register's Office for said County, to which plan reference is hereby made for a more complete description

Included in the above description, but specifically excluded from this conveyance is that property conveyed to State of Tennessee, of record in Book 4773, Page 489, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Jaclyn T Campbell, an unmarried woman by Warranty deed from Cathy J Plappert, a married woman, of record in Instrument No 20141001-0090536, Register's Office for Davidson County, Tennessee, dated September 29, 2014 and recorded on October 01, 2014

Being the same property conveyed to Jaclyn Campbell Seaton and Seth Seaton, wife and husband, as tenants by the entireties by Quitclaim deed from Jaclyn Campbell Seaton fka Jaclyn T Campbell, married to Seth Seaton of record in Instrument No 20201007-0116331, Register's Office for Davidson County, Tennessee, dated September 24, 2020 and recorded on October 07, 2020

Being the same property conveyed to Seth Ryan Seaton and Jaclyn Campbell Seaton, Trustees of the WJS Family Trust, dated January 3, 2024 by Quitclaim deed from Jaclyn Campbell Seaton and Seth Seaton, wife and husband, as tenants by the entireties of record in Instrument No 20240108-0001512 Register's Office for Davidson County, Tennessee, dated January 03, 2024 and recorded on January 08, 2024

This is improved (X) unimproved ( ) property known as 2932 Primrose Circle, Nashville, TN 37212

This conveyance is subject to all restrictions, easements and planning documents of record

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 17th day of April, 2025

Seth Ryan Seaton and Jaclyn Campbell Seaton, Trustee of the WJS Family Trust, dated January 3, 2024

By _____ trustee
Seth Ryan Seaton, Trustee

By Jaclyn c seaton trustee
Jaclyn Campbell Seaton, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of April, 2025, before me personally appeared Seth Ryan Seaton and Jaclyn Campbell Seaton, Trustees of Seth Ryan Seaton and Jaclyn Campbell Seaton, Trustee of the WJS Family Trust, dated January 3, 2024, 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 17th day of April, 2025

_____
Notary Signature
My commission expires 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF TN)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn Code Ann Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $770,000 00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

_____
AFFIANT

Sworn to and subscribed before me this 11 day of April 2025

_____
Notary Public
My commission expires _____

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES