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

Karen Johnson Davidson County
Batch# 1271068 DEEDWARR
05/09/2025 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20250509-0036468

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Daniel M. Martin 1422 Primrose Lane Franklin, TN 37064	Fairway Independent Mortgage Corporation 4201 Marsh Lane Carrollton, TX 75007	083 05 0 034

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, **Sean Michael Kovanda** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Daniel M. Martin, a married man**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 1034 Seymour Avenue, Nashville, TN 37206 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2, Block A, on the Plan of EAST WOOD ADDITION DR E.T. BROWN RESUBDIVISION OF THE STRATTON AND SEYMOUR AND L.T. BAXTER LANDS, of record in Plat Book 332, Page 63, in the 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 Sean Michael Kovanda by Warranty Deed from Charlene Hockett Keeling, unmarried woman, dated August 6, 2021, and recorded August 9, 2021, of record in Instrument No. 20210809-0107038, in the Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 1034 Seymour Avenue, Nashville, TN 37206.

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 6th day of May, 2025.

Sean Micheal Kovanda

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of May, 2025, before me personally appeared Sean Micheal Kovanda, 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 6th day of May, 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 $750,000.00, 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 8 day of May, 2025.

Notary Public
My commission expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

True Copy Certification

I, **Tonya Cherry,** 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 this the 8 day of May, 2025.

Affiant Signature
Date 5/8/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8 day of May, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027