Karen Johnson
Batch # 1272328
05/13/2025 10:03:10 AM
Fees: $18.00 Taxes: $2,997.00

Davidson County
DEEDWARR
3 pgs

20250513-0037456

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. Miranda Belote, Attorney at Law, 365 West Main Street, Hendersonville, TN 37075

File No.: 2025.0054

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jonathan Michael Sieber and Katherine Sieber	New Owner	083 03 0 076.00
(NAME)	(NAME)	
2107 Pontotoc Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eight Hundred Ten Thousand And No/100 Dollars ($810,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SCOTT E. CHLASTA AND HIS WIFE, OLIVIA SUE CHLASTA, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JONATHAN M. SIEBER AND KATHERINE J. SIEBER, HUSBAND AND WIFE, 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:

See Exhibit "A" attached hereto and made a part hereof

unimproved ☐
This is improved ☑ property, known as 2107 Pontotoc Avenue, Nashville, TN 37206
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

Witness our hands this 9th day of May, 2025.

Olivia Sue Chlasta

Scott E. Chlasta

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county,Scott E. Chlasta and Olivia Sue Chlasta, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office this 9th day of May, 2025.

NOTARY PUBLIC

My Commission Expires: 2/27/29

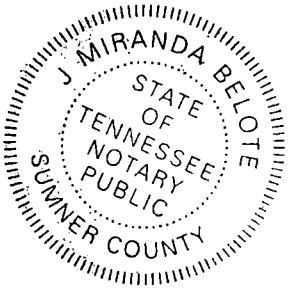


EXHIBIT "A"

Land in the Davidson County, Tennessee, Being Lot No. 14 on the Plan of Pontotoc Subdivision, of record in Plat Book 547, Page 113, Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott E. Chlasta, an unmarried man, by Quitclaim Deed from Mary A. Chlasta and Ronald K. Chlasta, husband and wife, and Scott E. Chlasta, an unmarried man, dated May 10, 2013, and recorded June 6, 2013, in Instrument No. 20130606-0057397, Register's Office for Davidson County, Tennessee.

Scott E. Chlasta having since marred to Olivia Sue Chlasta. Olivia Sue Chlasta conveying all martial interest she may have in the subject property.

Commonly known as 2107 Pontotoc Avenue, Nashville, TN 37206.