BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
KE, STE 300
7215

Karen Johnson
Batch # 1285095
06/17/2025 09 07 58 AM
Fees $13 00 Taxes $4,070 00
20250617-0047285

Davidson County
DEEDWARR
2 pgs

SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF June, 2025

M. L. Schodrosk
Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Carl Seyfert Development, LLC, a Tennessee Limited Liability Company	Carl Seyfert Development, LLC, a Tennessee Limited Liability Company	
(NAME) 2950 Primrose Circle	(NAME) 2950 Primrose Circle	159 02 0 031 00
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **WILLIAM R. MASKILL AND SPOUSE, MARY HELEN MASKILL,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARL SEYFERT DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot No. 2 on the Plan of GALAXY ESTATES of record in Plat Book 4175, Page 77, described as follows:

BEGINNING at a concrete monument in the Southerly margin of Carl Seyfert Memorial Drive; thence South 33° 43' East 211.20 feet to a concrete monument; thence North 80° 50' West 41.12 feet to a concrete monument; thence South 5° 04' West 227.81 feet to a concrete monument; thence North 88° 44' West 100 feet to a point; thence Northerly 313 feet to a point in the Southerly margin of Carl Seyfert Memorial Drive; thence around a curve, Northerly 128.39 feet to a concrete monument; thence Northeasterly 37.99 feet to the point of beginning.

Being the same property conveyed to William R. Maskill and spouse, Mary Helen Maskill, by Warranty Deed from Amy L. Parker, a single person and, Jana Joy Buse, a single person, of record in Book 10550, Page 934, in the Register's Office of Davidson County, Tennessee, dated July 24, 1997, and recorded on July 31, 1997.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1211 Carl Seyfert Memorial Drive, Brentwood, TN 37207
(House Number) (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 my hand this 11 day of June, 2025

William R Maskill
WILLIAM R MASKILL

Mary Helen Maskill
MARY HELEN MASKILL

STATE OF ~~TENNESSEE~~ South Carolina

COUNTY OF ~~DAVIDSON~~ Pickens

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William R. Maskill and Mary Helen Maskill, the bargainor, 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 and official seal this 11 day of June, 2025.

Commission expires 1/30/27

Melissa K. Sellers
Notary Public

MELISSA K. SELLERS NOTARY PUBLIC SOUTH CAROLINA MY COMMISSION EXPIRES 1/30/2027