Karen Johnson Davidson County
Batch# 1301729 DEEDWARR
07/24/2025 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,589.63
20250724-0058446

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

ASHLEY NOFFSINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value whichever is greater, for this transfer is **$699,900.00**

Subscribed and sworn to before me this 21st day of July, 2025.

Notary Public **Affiant**
My Commission Expires: 5-7-27

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Kevin and Margaret Seng **305 Rolling Mill Road** **Nashville, TN 37138**	Same as New Owner	**054-14-0-012.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Ethan Opelt and Bronwyn Opelt, husband and wife**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Kevin Seng and Margaret Seng, Husband and Wife**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Section Two, Brandywine Farms of record in Plat Book 3700, Page 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ethan Opelt and wife, Bronwyn Opelt by Warranty Deed from Lyle J. Anderson, an unmarried man of record in Instrument No. 20150609-0054049 Register's Office for Davidson County, Tennessee, dated June 05, 2015 and recorded on June 09, 2015.

This is improved property known as: 305 Rolling Mill Road, Nashville, TN 37138

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

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 21st day of July, 2025.

Ethan Opelt

Bronwyn Opelt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **Ethan Opelt and Bronwyn Opelt,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 21st day of July, 2025.

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

My Commission Expires: _____

NOTARY PUBLIC

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 July 23rd, 2025.

Affiant
Date: 7/23/25

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 23rd day of July, 2025

Notary Public

My Commission Expires: 11/8/28

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY