THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$349,954.00.** **Affiant** Subscribed and sworn to before me, this **1st day of August, 2025.** **Notary Public** **My commission expires:**

Karen Johnson Davidson County
Batch# 1305778 DEEDWARR
08/04/2025 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.83
20250804-0061522

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Daniel Peter Seelen **4354 Barnes Cove Drive** **Nashville, TN 37211**	**First Community Mortgage** **262 Robert Rose Dr.** **Murfreesboro, TN 37129**	**173 09 0A 655.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Darcey Bulandr and Jacob Bulandr, wife and husband**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Daniel Peter Seelen, a married man**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 774 as shown on the Plan of SECTION ONE OF PHASE EIGHT LENOX VILLAGE of record as Plat Instrument No. 20060824-0104608 in the Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to Darcey Bodziony, an unmarried woman, By General Warranty Deed from Cathy Claxton, an unmarried woman, of record in Instrument No. 20211115-0151780, in the Register's Office of Davidson County, Tennessee, dated on November 04, 2021 and recorded on November 15, 2021.

The said Darcey Bodziony is now known as Darcey Bulandr.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **4354 Barnes Cove Drive, Nashville, TN 37211**.

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 in 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/our hand(s) this **1st day of August, 2025.**

Darcey Bulandr

Jacob Bulandr

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 1st day of August, 2025, before me personally appeared Darcey Bulandr and Jacob Bulandr, 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 1st day of August, 2025.

Notary Signature
My commission expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 8/4/2025 (date of document).

Affiant Signature

8/4/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 4 day of AUGUST, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL