WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1360205 DEEDWARR
12/19/2025 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,520.70
20251219-0100993

File #25-DW-1519-C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $411,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF December, 2025.

Notary Public
MY COMMISSION EXPIRES: ____

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-21-2029

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
James L. Paddock and Jayne V. Paddock	**SWBC Mortgage Corporation**	
(NAME)	(NAME)	
W143N6790 Aspen Drive	**117 Seaboard Lane, Ste F-205**	**086 12 0E 170.00**
(ADDRESS)	(ADDRESS)	
Menomonee Falls, WI 53051	**Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

AUSTIN SEAY AND SEAN SEAY, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JAMES L. PADDOCK AND JAYNE V. PADDOCK, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 170, on the plan of RIVERBROOK, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20210701-0089420, amended and restated in Instrument 20211112-0150682, amended and restated in Instrument 20211207-0162045, amended in Instrument 20220118-0006984, Instrument 20220222-0019829, Supplemented in Instrument 20220701-0076393, further amended in Instrument 20220815-0092200, Supplemented in Instrument 20230207-0008749, further amended in Instrument 20230210-0009938,and Supplemented in Instrument 20230602-0041731, as affected by Scrivener's Affidavit recorded in Instrument 20230726-0057583, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Austin Seay and Sean Franks, husband and wife, by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, of record in Instrument No. 20230926-0075621, in the Register's Office of Davidson County, Tennessee, dated September 26, 2023, and recorded on September 26, 2023.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERBROOK (FKA EVANS HILL) SUBDIVISION, PHASE 1B, as recorded in Instrument No. 20211119-0154025.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERBROOK, PHASE 3, as recorded in Instrument No. 20230113-0003136.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210701-0089420 as amended and restated in Instrument No. 20211112-0150682; Instrument No. 20211207-0162045 as amendment to second amended in Instrument Nos. 20220118-0006984, 20220222-0019829, 20220815-0092200, 20230210-0009938 and as Supplemented in Instrument Nos. 20220701-0076393, 20230207-0008749 and 20230602-0041731 (Scrivener's Affidavit in Instrument No. 20230726-0057583).
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20210119-0007741.
* Common Open Space Deed recorded as Instrument No. 20230207-0008750.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **AUSTIN SEAY**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202512190100991, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **SEAN SEAY**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202512190100992, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **1519 Henderson Point Alley, Hermitage, TN 37076**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 17th day of December, 2025.

Austin Seay by ____, his attorney in Fact
Austin Seay by John Bishop, his Attorney-In-Fact

Sean Seay by ____, her attorney in Fact
Sean Seay by John Bishop, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **AUSTIN SEAY**, and who acknowledged he/she/they executed the same as the free act and deed of the said **AUSTIN SEAY**.

Witness my hand and official seal this **17th** day of **December**, **2025**.

S. Denise Woods
Notary Signature
My Commission Expires: _____

S. DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **SEAN SEAY**, and who acknowledged he/she/they executed the same as the free act and deed of the said **SEAN SEAY**.

Witness my hand and official seal this **17th** day of **December**, **2025**.

S. Denise Woods
Notary Signature
My Commission Expires: _____

S. DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

True Copy Certification

I, **Denise Woods,** 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 17 day of December, 2025.

Denise Woods
Affiant Signature
Date 12-17-2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17th day of December, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

