This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 1406336 DEEDWARR
04/16/2026 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,291.30
20260416-0031383

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Natalie Ashker Seevers and Benjamin Paul Seevers 6016 Marrowbone Lake Rd. Joelton, TN 37080	Natalie Ashker Seevers and Benjamin Seevers 6016 Marrowbone Lake Rd. Joelton, TN 37080	028000-049.00

THIS INDENTURE, made this 15th day of April, 2026 between

Jason Douglas Worthington, unmarried and Audrey Lynn Price, married

of Lawrence County, Tennessee, hereinafter referred to as **Grantor**, and

Natalie Ashker Seevers and Benjamin Paul Seevers, wife and husband

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described according to a survey made by T.R. Sanford, Surveyor, dated July 10, 1968, and a survey made by John B. Kohl, III dated July 25, 1991, as follows:

Beginning at a point in the Northeast intersection of Grays Point Road and Lake Louise Road, now known as Marrowbone Lake Road; thence with the margin of Grays Point Road, along a slight curve, easterly 642.5 feet, more or less, to an iron pin in an old fence line; thence with said fence, North 03 degrees 15 minutes East 429.7 feet; thence along an old fence, South 89 degrees West 616.0 feet to a point in the Easterly margin of Marrowbone Lake Road; thence with the margin of the same, Southerly 507.0 feet, more or less, to the point of beginning.

Being the same property conveyed to Brad Lynn Worthington by Warranty Deed dated 4/20/2004 from Michael J. Coleman and wife, Betty J. Coleman of record in Instrument No. 20040422-0045822, Register's Office for Davidson County, Tennessee. Brad Lynn Worthington aka Bradford Worthington is now deceased having died 1/10/2025.

Order Granting Probate of Will as Muniment of Title Only dated 3/20/2025 of record in Instrument No. 20250321-0021148, and Last Will and Testament of Bradford Worthington of record in Instrument No. 20250321-0021149, Register's Office for Davidson County, Tennessee, vesting property to Jason Worthington and Audrey Price.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS A PARCEL OF LAND ORIGINALLY CONVEYED TO MICHAEL J. COLEMAN BY QUITCLAIM DEED FROM BETTY J. COLEMAN, OF RECORD IN INSTRUMENT NO. 20040422-0045821, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, Being the parcel described in the Coleman Property Subdivision, recorded June 23, 1993, at Plat Book 6050, page 528, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description. Said subdivision containing no other land.

This is (X) improved ( ) unimproved property known as: 6016 Marrowbone Lake Rd., Joelton, TN 37080.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2026 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her/their hand and seal the day and year first above written.

Jason Douglas Worthington

Audrey Lynn Price

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jason Douglas Worthington and Audrey Lynn Price, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 15th day of April, 2026.

Karen B. Heavener
Notary Public
My Commission Exp:_____

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $349,000.00.

Affiant

Sworn to and subscribed before me, this 15th day of April, 2026.

Karen B. Heavener
Notary Public
My Commission Exp:_____

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 4/15/2026 (date of document).

L. Broner McCoy
Date: 4/16/2026

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 16th day of April, 2026.

NOTARY PUBLIC
My Commission expires: 2-10-2029

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY