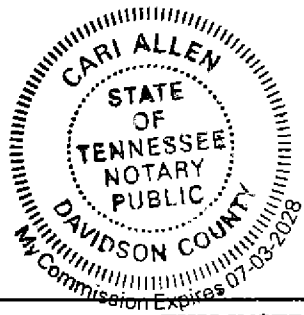
Karen Johnson Davidson County
Batch# 1415411 DEEDWARR
05/04/2026 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20260504-0039798

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF May, 2026

Notary Public

MY COMMISSION EXPIRES: 7-3-28
(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 |
|---|---|---|
| Luke H. Seamans | New Owners | |
| (NAME) | (NAME) | |
| 1842 25th Ave N | | 081 06 0 414.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37208 | | |
| (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, **CRUZ REMODELING LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUKE H. SEAMANS, A SINGLE MAN,** 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. 8 on the Plan of S.P.A. SUBDIVISION, of record in Plat Book 1424, Page 136, Register's Office for said County.**
**Said Lot No. 8 fronts 67.8 feet on the East side of 25th Avenue North and runs back 212.4 feet on the North line and 210 feet on the South line to a dead line in the rear on which it measures 40.2 feet.**

**Being the same property conveyed to Cruz Remodeling LLC, by Warranty Deed from Aspire Real Estate Experts, of record in Instrument No. 20250530-0042656, in the Register's Office of Davidson County, Tennessee, dated May 29, 2025, and recorded on May 30, 2025.**

**Being the same property conveyed to Aspire Real Estate Experts, by Warranty Deed from Jacquelyn Council, Jeffery Council, Carolyn Rena Ravenell, an unmarried woman, Tisha Harris, and William Council, III, of record in Instrument No. 20250530-0042556, in the Register's Office of Davidson County, Tennessee, dated May 29, 2025, and recorded on May 30, 2025.**

**Being the same property conveyed to William H. Council and wife, Letha Eddins Council, by Warranty Deed from F. L. Moore and wife, Lillian L. Moore, of record in Book 2925, Page 199, in the Register's Office of Davidson County, Tennessee, dated July 14, 1959, and recorded on July 15, 1959. The said William H. Council died on December 16, 2015, then Letha Eddins Council died December 27, 2017, also see the Affidavit of Heirship Recorded in Instrument Nos. 20250530-0042554; 20250530-0042555, in the Register's Office of Davidson County, Tennessee.**

**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 1842 25th Ave N, Nashville, TN 37208
(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 1st day of May, 2024

Cruz Remodeling LLC,
a Tennessee Limited Liability Company

BY: _____
Xenia L. Cruz, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally Xenia L. Cruz, with whom I am personally acquainted, and who, upon oath, acknowledged she to be the Sole Member of Cruz Remodeling LLC, the within named bargainor, a Tennessee limited liability company, and that she as Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing their names as Sole Member of Cruz Remodeling LLC

Witness my hand and official seal this 1st day of May, 2024.

Commission expires:

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029

_____
Notary Public

## Certificate of Authenticity

I, Holly A. Mason, 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 May 1, 2026.

Affiant Signature

5/1/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 day of May, 2026.

Notary's Signature

(Notary Seal)




My Commission Expires: 9/7/2026