Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch # 1426595 DEEDWARR
05/29/2026 09:20:02 AM 2 pgs
Fees: $13.00 Taxes: $5,772.00

20260529-0048676

Ivey Title, LLC Ref: (DL) Title No.: 64473
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Casey Patrick Sedden Connie Sedden 2809 Blakemore Avenue Nashville, TN 37212	New Owner

TAX MAP PARCEL NUMBERS: 10407009300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,560,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Amanda Hellman and Angus N. M. Galloway, wife and husband,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Casey Patrick Sedden and Connie Sedden, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 5 of Block 2 on the Plan of Fairfax Place, of record in Book 547, pages 137 and 138, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Amanda Hellman and Angus N. M. Galloway, wife and husband, by Warranty deed from Timothy R. Myers and Arabella B. Myers, dated May 25, 2022 and recorded on May 26, 2022, of record in Inst. No. 20220526-0061206, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 547, pages 137 and 138, said Register's Office; Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Inst. No. 20240507-0033510, said Register's Office.

This is improved property, known as 2809 Blakemore Avenue, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of May, 2026.

Amanda Hellman
Amanda Hellman

Angus N.M. Galloway
Angus N. M. Galloway

State of PA

County of Centre

On this 18th day of May, 2026, before me the undersigned authority, personally appeared Amanda Hellman and Angus N. M. Galloway, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Vickey J Emel
Notary

My Commission Expires: 10/14/2028

Commonwealth of Pennsylvania - Notary Seal
VICKEY J EMEL - Notary Public
Centre County
My Commission Expires October 14, 2028
Commission Number 1383644

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,560,000.00.

Affiant

Sworn and subscribed before me this 22nd day of May, 2026.

Maj Baf
Notary

My Commission Expires: _____

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029