Karen Johnson Davidson County
Batch# 1462116 DEEDWARR
08/20/2026 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,726.05
20260820-0077386

WARRANTY DEED

JODI JACKSON TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY OF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $466,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 10/4/27

(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
Neal Tierney	The Huntington National Bank	
(NAME)	(NAME)	
620 Baton Rouge Ct	2778 West Jackson Street, Building C, 2nd Floor	075-11-0-038.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Tupelo, MS 38801	
(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, **VLADAN SEIDL AND SHEILA R. SEIDL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NEAL TIERNEY, AN UNMARRIED 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:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, Described as Follows, To-Wit:

Being Lot No. 456 on the Plan of Highlands of Tulip Grove, Section 2, as of record in Plat Book 4675, Page 93, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Vladan Seidl a married man joined by his wife, Sheila Seidl by Warranty Deed from Katherine Kenning, unmarried of record in Instrument No. 20040330-0035664 Register's Office for Davidson County, Tennessee, dated March 26, 2004 and recorded on March 30, 2004.

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 620 Baton Rouge Ct, Hermitage, TN 37076
(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.

JW2026-987

Witness my hand this 14th day of August, 2026

VLADAN SEIDL

SHEILA R. SEIDL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vladan Seidl and Sheila R. Seidl, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of August, 2026.

Commission expires:

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm. Expires
May 28, 2029
COUNTY OF WILLIAMSON

Notary Public

JW2026-987

True Copy Certification

I, **Jodi Jackson,** 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 14 day of August, 2026.

Affiant Signature
Date 8/14/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14 day of August, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires 08-10-2027