Karen Johnson Davidson County
Batch# 1466760 DEEDWARR
09/02/2026 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260902-0080951

WARRANTY DEED

CHRISTIAN REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-12-2030

File No. KP-26-3558

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gale Bright Robinson, Jr., a single man	**New Owner**	
(NAME)	(NAME)	
1107 Birdsall St		044-15-0-397.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, I/we, **Lindsey Owen Seaton, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gale Bright Robinson, Jr., a single man**, HEREINAFTER CALLED THE GRANTEE, 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. 33 on the Plan of E.I DuPont de Nemours and Company's Subdivision, also known as Village of Old Hickory, Section "B" of record in Plat Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 33 fronts 56 feet on the easterly side of Birdsall Street and extends back between parallel lines 88.3 feet to a dead line.

Being the same property conveyed to Matthew Andrews and wife, Lindsey Andrew by Executor's Warranty Deed from Penelope M. Mann, Executrix for the Estate of Elva C. McAnn of record in Instrument No. 20160721-0075270 Register's Office for Davidson County, Tennessee, dated July 18, 2016 and recorded on July 21, 2016.

Being the same property conveyed to Lindsey Elizabeth Owen, a single person by Quitclaim Deed from Matthew Lee Andrews, a single person of record in Instrument No. 20240520-0037418 Register's Office for Davidson County, Tennessee, dated March 22, 2024 and recorded on May 20, 2024.

Lindsey Andrew and Lindsey Owen Andrews and Lindsey Elizabeth Owen and Lindsey Elizabeth Seaton and Lindsey Owen Seaton are all one in the same person.

Grantor warrants that the subject property was never a marital residence.

This is property more commonly known as 1107 Birdsall St, Old Hickory, TN 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 27th day of August, 2026.

Lindsey Owen Seaton

Lindsey Owen Seaton

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

On this 27th day of August, 2026, before me personally appeared Lindsey Owen Seaton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of August, 2026.

Notary Signature
My commission expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

Certificate of Authenticity

I, Karly Pickerigh, 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 8/27/26.

Date

Affiant Signature

8/27/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of August, 2026.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: _____
Date

Notary's Seal (if on paper)