Karen Johnson Davidson County
Batch# 1478633 DEEDWARR
09/29/2026 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $2,793.50
20260929-0089971

# WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $755,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September, 2026.

Notary Public
MY COMMISSION EXPIRES: May 8, 2028

File #26-TL-4114-C

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Andrew Syzon State of Tennessee Notary Public Davidson County

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Colin Brice** | **New Owner** | |
| (NAME) | (NAME) | **061 10 0 136.00** |
| **4114 Saunders Avenue** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37216** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

**GEORGE EDWARD SEAY, IV AND REAGAN FOX SEAY, TRUSTEES OF THE GEORGE AND REAGAN SEAY LIVING TRUST DATED FEBRUARY 4, 2026,**

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

**COLIN BRICE, AN UNMARRIED MAN,**

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 32 on the Plan of MAPLEWOOD HEIGHTS SUBDIVISION, as shown on plat of record in Plat Book 547, Page (s) 77 and 78 Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Said Lot No. 32 Front 100 feet on the East side of Saunder Avenue and runs back between parallel lines 300 feet to the West right-of way line of the L & N Railroad.

Being the same property conveyed to George Edward Seay, IV and Reagan Seay, husband and wife, by Warranty Deed from Horizon Leasing LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220812-0091710, in the Register's Office of Davidson County, Tennessee, dated August 11, 2022 and recorded on August 12, 2022.

Further being the same property conveyed to George Edward Seay IV and Reagan Fox Seay, Co-Trustees, or their successor trustees in interests as they may appear, of The George and Reagan Living Trust, u/a dated February 4, 2026 (correctly, The George and Regan Seay Living Trust u/a dated February 4, 2026), by Quitclaim Deed from George Edward Seay IV and Reagan Seay, husband and wife, of record in Instrument No. 20260205-0008363, in the Register's Office of Davidson County, Tennessee, dated February 04, 2026 and recorded on February 05, 2026. Due to the error referenced in the Trust name in said Instrument No. 20260205-0008363, the Grantors do hereby affirm that The George and Reagan Living Trust, u/a dated February 4, 2026 therein referenced is one and the same as and should be correctly referred to as The George and Regan Seay Living Trust u/a dated February 4, 2026.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAPLEWOOD HEIGHTS SUBDIVISION, as recorded in Plat Book 547, Page(s) 77 and 78.
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1733, Page 315.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5248, Page 408.
* Easement recorded in Instrument No. 20120228-0017172.
* Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding, together with charter rights of the railroad company servicing the railroad if the subject property is

found to be within 100 feet of the centerline of the railroad right of way, or in and to the use thereof and also the rights of others entitled in and to the use thereof.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **4114 Saunders Avenue, Nashville, TN 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 28th day of September, 2026.

The George and Reagan Seay Living Trust dated February 4, 2026

By:_____
George Edward Seay, IV, Trustee

By:_____
Reagan Fox Seay, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of September, 2026, before me personally appeared George Edward Seay, IV and Reagan Fox Seay, Trustees of The George and Reagan Seay Living Trust dated February 4, 2026, 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 28th day of September, 2026.

_____
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

***Please Return to:***

**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

Certificate of Authenticity

I, Alli Pinkston, 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 **September 28, 2026**.

Date

Alli P

Affiant Signature

**9/29/26**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **29** day of **September**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County