**LISA PUCKETT**

TO: *WARRANTY DEED*

**ANDREEA BUZOGANY**

Karen Y Johnson Davidson County
Batch# 155600 DEEDWARR
10/31/2018 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20181031-0107980

THIS WARRANTY DEED OF REALTY, executed as of the 31st day of October, 2018, by Grantor, **LISA PUCKETT, A SINGLE WOMAN**, to Grantee, **ANDREEA BUZOGANY, A SINGLE WOMAN**, Witnesseth:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to her, and to her heirs and assigns forever in fee simple, certain realty situated in Davidson County, Tennessee, and bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 64A on the Plan of River Trace Estates, Phase I, Section 1, of record in Plat Book 6250, Pages 996 and 997, Register's Office for Davidson County, Tennessee to which plan reference is here made for a more complete description thereof.
>
> Being the same property conveyed to Lisa Puckett, not married, from Virginia Clark, not married, by Quitclaim Deed dated November 13, 2012 and recorded on January 25, 2016 at 4:18 p.m. of record in Instrument Number 20160125-0007135, and by Deed of Correction of record in Instrument Number 20160902-0092440, Register's Office for Davidson County, Tennessee.

That Grantor (1) covenants that she is lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2018 taxes which are prorated and Grantee assumes; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantee and to her heirs and assigns against all lawful claims; subject, however, to all matters as shown on plan of record on Plat Book 6250, Page 996 and 997; and subject to terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6851, Page 370 and Book 6982, Page 747, in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

**LISA PUCKETT** Grantor

STATE OF TENNESSEE :
COUNTY OF **ROBERTSON** :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **LISA PUCKETT**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the **31st day of October, 2018.**

My Commission Expires: 7/20/2021

Notary Public

Property Owners Name
and Mailing Address:

**Andreea Buzogany**
2716 River Bend Drive
Nashville, TN 37214

Person or Entity Responsible for
Payment of Property Taxes:

**SAME/OWNER**

CHRISTINA M. BARTEE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Property Address:
**2716 River Bend Drive**
**Nashville, TN, 37214**

Map and Parcel No.
**062-02-OA-078.00**

STATE OF TENNESSEE,
~~ROBERTSON~~ COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$190,000.00** which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the **31st day of October, 2018.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/10/2019

AMY T. NELSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

Prepared by:
Jon T. Graves
Batson Nolan PLC
105 Fifth Avenue West, Suite 201
Springfield, TN 37172

**CERTIFICATE OF AUTHENTICITY**

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Amy T. Nelson

