Name and Address of New Owner:
Rachel Kant and Natasha Turchan
605 Barlin Drive
Nashville, TN 37221

Send Tax Bills To:
Rachel Kant and Natasha Turchan
605 Barlin Drive
Nashville, TN 37221

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 142100B07800CO

Karen Johnson Davidson County
Batch# 258324 DEEDWARR
07/17/2019 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $784.40
20190717-0070073

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Janette Buchanan, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto RACHEL KANT, AN UNMARRIED WOMAN, AND KEVIN TURCHAN AND NATASHA TURCHAN, HUSBAND AND WIFE, "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County. Tennessee being, Lot No 78 on the Plan of Belle Pointe, Phase II, a planned unit development, of record in Book 6250, Page 797, Register's Office for County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Janette Buchanan, unmarried by Deed dated April 29, 2005 from Susan E. Sasser, married, and joined by her spouse, Michael K. Sasser, recorded May 5, 2005, in Instrument Number 20050505-0050255, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of July, 2019.

_____(SEAL)
Janette Buchanan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of July, 2019, before me personally appeared Janette Buchanan, 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 17th day of July, 2019.

GREG FAIRBESTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8 2021

_____
Notary Signature
My commission expires: 11.8.21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$212,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Heather R. Hunter
(Affiant)

Sworn to and subscribed before me this
17th day of July, 2019.

MARY CLIFTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
NOVEMBER 14, 2021

_____
Notary Public
My commission expires: November 14, 2021
File No. 19-425

Certificate of Authenticity

I, Quin Evans Segall, 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.

Quin Evans Segall

Signature

State of Tennessee

County of Williamson

Personally appeared before me, HeatherRHunter, a notary public for this county and state, Quin Segall, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather R Hunter

Notary's Signature

HEATHER R. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: July 24, 2022

Notary's Seal (If on Paper)