Karen Johnson Davidson County
Batch# 397077 DEEDWARR
05/07/2020 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $832.13
20200507-0047879

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $224,900.00.

Affiant

Subscribed and sworn to before me this 1st day of May, 2020.

Notary Public
My Commission Expires: 9-16-2020

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

2020-184

Address of New Owner:	Send Tax Bills to:	Tax Information:
Mitchell F. Buchanan & Brynn Buchanan & Riley Buchanan	Cardinal Financial Company, Limited Partnership	
448 Hadleys Bend Boulevard	3701 Arco Corporate Dr. Suite 200	063-08-0-024.00
Nashville, TN, 37138	Charlotte, NC 28273	

WARRANTY DEED

For and in 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, we

Nancy Heady Curtis and Ronald Lloyd Curtis, Jr., Personal Representative of the Estate of Carole Dianne Curtis, deceased

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Mitchell F. Buchanan and Brynn Buchanan, husband and wife and Riley Buchanan, a married man, joint tenants with right of survivorship

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 of Block "T" on the Map of Hadleys Bend City, as of record in Book 421, Page 120, Register's Office for said County, described according to a survey made by John M. Sullivan, County Surveyor, for said County, February 18, 1949, to which reference is hereby made for a more complete description.

Being the same property conveyed to Carole Dianne Curtis by Warranty Deed from At Home America, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20040528-0063151, Register's Office for Davidson County, Tennessee, dated May 27, 2004 and recorded on May 28, 2004.

The said Carole Dianne Curtis having since died intestate on or about November 19, 2019 (*See Docket No. 19P2214 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division*)

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **448 Hadleys Bend Boulevard, Nashville, TN 37138.**

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 our hands this 1st day of May, 2020.

The Estate of Carole Dianne Curtis

Nancy Heady Curtis
Nancy Heady Curtis

Ronald Lloyd Curtis Jr
Ronald Lloyd Curtis, Jr., Personal Representative

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 **Nancy Heady Curtis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of May, 2020.

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 6/13/2022

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 **Ronald Lloyd Curtis, Jr.**, Personal Representative of the **Estate of Carole Dianne Curtis, deceased,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of May, 2020.

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 6/13/2022

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Lissa Groom

Notary Public

My Commission Expires: 9-16-2020

