This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-7469

Karen Johnson Davidson County
Batch# 432218 DEEDWARR
07/07/2020 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $652.12
20200707-0073458

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $176,250.00.

Affiant

Subscribed and sworn to before me, this the 6th day of July, 2020.

Notary Public
My Commission Expires: 5/2/22

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jennifer Rachel Shearon 909 42nd Avenue North Nashville, TN 37209	InterLinc Mortgage Services, LLC 5875 North Sam Houston Parkway West Suite 300 Houston, TX 77086	091-08-0-271.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **James L. Buchanan, III, a single man and Angel D. Buchanan, a single woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jennifer Rachel Shearon, a single woman**, hereinafter called the Grantee(s), his/her/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 Lots No. 7 and 8 on the Plan of Map of Subdivision of Block O and P, Plan No. 3 of West Nashville of record in Plat Book 161, Page 9, in the Register's Office for Davidson County, Tennessee.

Said Lots 7 and 8 front together 50 feet on the West side of 42nd Avenue North, and extend back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Beverly Buchanan, unmarried, by Warranty deed from Vinayagam Subramani of record in Instrument No. 20140603-0047784 Register's Office for Davidson County, Tennessee, dated May 22, 2014 and recorded on June 03, 2014. Beverly Buchanan died June 14, 2016 leaving James L. Buchanan, III and Angel D. Buchanan as her heirs at law according to Affidavits of Heirship being recorded in Instrument No. 202007070073456 and Instrument No. 202007070073457, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **909 42nd Avenue North, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and

other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of July, 2020.

GRANTOR:

James L. Buchanan, III

Angel D. Buchanan

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James L. Buchanan, III and Angel D. Buchanan, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of July, 2020.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

