Box 14

33532-4

Prepared by and Return to:
Summit Title Company, LLC
1800 S. Rutherford Blvd. Suite
203 Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 458127 DEEDWARR
08/17/2020 10:36:11 AM 2 pgs
Fees: $13.00 Taxes: $538.35

20200817-0091830

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $145,500.00

Affiant

Subscribed and Sworn before me this 12th day of August, 2020.

Notary Public
My commission expires: 8/6/2023

SHERRY D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Vanessa Tseng, Trustee of the Cetennial Market 401K 1452 Robert Rose Drive Murfreesboro, TN 37129	The same	081-15-0-292

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, **Jessica Buford,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Vanessa Tseng, Trustee of the Centennial Market 401K,** "the Grantee," the following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot 29 on the Underwood Plan of Lots in North Nashville, of record in Plat Book 21. page 117, Register's Office for Davidson County. Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Being all *of the same property conveyed to Andrew Buford, by Warranty Deed from Malelia R. Miller, dated May 2, 2018, of record in Instrument Number 20180509-0044389, Register's Office for Davidson County, Tennessee.*

Being all of *the same property conveyed to Jessica Buford bu Quitclaim Deed from Andrew Buford dated August 16, 2018 of record in Instrument No. 20180820-0082196, Register's Office for Davidson Coutny, Tennessee.*

This instrument is being executed on behalf of Jessica Buford pursuant to a Power of Attorney executed by her on the 7th day of August, 2020 of record in Instrument No. 20200814-0091225 *, Register's Office for Davidson County, Tennessee.*

This is improved property known as 1611 Underwood Street, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 12th day of August, 2020

Jessica Buford by Nick Howell, Attorney in Fact

Jessica Buford by Nick Howell, Attorney in Fact

STATE OF TN

COUNTY OF Rutherford

On this 12th day of August, 2020, before me personally appeared Nick Howell, attorney in fact for Jessica Buford by virtue of a power of attorney dated August 12, 2020, to me known, or proved on sufficient evidence, to be the person or persons described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed and as the free act and deed of Jessica Buford. Please see Power of Attorney of record in Instrument No. 20200814-0091225, Register's Office for Davidson County, Tennessee.

Notary Signature

My commission expires:

AMY K FRYE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-20-2020