WARRANTY DEED

Karen Johnson Davidson County
Batch# 468070 **DEEDWARR**
09/01/2020 01:09:20 PM 2 pgs
Fees: $13.00 Taxes: $1,775.63

20200901-0099332

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____day August 2020..

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Caroline Brothers	NEW OWNER	091-13-0- Z-001.00CO
(NAME)	(NAME)	
506 Croley Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Makenzie Margaret Cook nka Mackenzie Margaret Buchart and George Blake Buchert and tenants in common with right of survivorship**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Caroline Brothers,** a single woman hereinafter called the GRANTEE(S), his/her/their 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 Unit A, as established in Declaration of Covenants, Conditions and Restrictions for THE HOMES AT 506 CROLEY DRIVE, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20170608-0057779, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Declaration of Covenants, Conditions and Restrictions reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Shawn Meehan by Warranty Deed dated 06/07/2017 from Donald C. Willis and Kacie M. Kleja, husband and wife of record in Instrument 201706080057778, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to George Blake Buchert and Makenzie Margaret Cook, as tenants in common with right of survivorship by Warranty Deed dated 09/12/2018 from Shawn Meehan, married of record in Instrument 201809180092507, Register's Office for Davidson County, Tennessee.

This conveyance subject to all matters as set forth per boundary plat of record in Plat Book 1130, Page 100, Declaration of Covenants, Conditions and Restrictions of record in Instrument 201706080057779, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 506 Croley Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 28 day August 2020.

Makenzie Margaret Cook nka Makenzie Margaret Buchert

George Blake Buchert

State of Montana
County of Powell

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Makenzie Margaret Buchert and George Blake Buchert, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of August, 2020.

Notary Public: Donita Anderson
My Commission Expires: 4/25/2023

DONITA ANDERSON NOTARIAL SEAL STATE OF MONTANA

DONITA ANDERSON
NOTARY PUBLIC for the
State of Montana
Residing at Deer Lodge, Montana
My Commission Expires
April 25, 2023

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129