This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 472671 DEEDWARR
09/09/2020 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20200909-0102743

State of TN
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $190,000

Affiant Signature

Subscribed and sworn to before me on this the 8 Day of Sept, 2020.

Notary Public

My Commission expires 1 / 31 / 2021

DE LANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Ashley Fulcher
3677 Tampa Drive
Nashville, TN 37211
SEND TAX BILLS TO:
Ashley Fulcher
3677 Tampa Drive
Nashville, TN 37211

MAP AND PARCEL NUMBER: Tax ID #: 14801015700

WARRANTY DEED

20NT01794

Effective the 8 Day of Sept, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

The Estate of Nell Marie Buchanan

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

Ashley Fulcher, an unmarried woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being lot No. 313 on the plan of Hillbrook, Section 5, as of record in book 3700, page 73, Register's Office for said County.

Said lot NO. 313 fronts 89.20 feet on the Westerly side of Tampa Drive and extends back 176.4 feet on the Northerly line and 182.9 feet on the Southerly line to a dead line, measuring 64.6 feet thereon.

Being the same property conveyed to Joseph T. Buchanan and wife Nell Marie Buchanan, by Warranty Deed from William and Lae, Inc, dated 12/16/1966 and recorded 01/10/1967 in Book 115, page 582, Register's Office for Davidson County, TN. Joseph T. Buchanan 02/22/2003, leaving Nell Marie Buchanon as surviving tenant by entirety. Nell Marie Buchanan died 12/25/2018, her property passing to her probate estate as per the terms of her will probated in the Davidson County Probate Court Case#19P-758.

This is an improved property commonly known as 3677 Tampa Dr. Nashville, TN 37211

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 8 day of Sept, 2020

The Estate of Nell Buchanan by
Mary Helen Bailey, Executrix

The Estate of Nell Marie Buchanan
By Mary Helen Bailey, Executrix

State of }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Mary Helen Bailey with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executrix of The Estate of Nell Marie Buchanan, and that as such Executrix, executed the foregoing instrument for the purpose therein contained, by personally signing the name of The Estate of Nell Marie Buchanan, as such Executrix..

Witness my hand and official seal at office, this the 8 day of Sept, 2020.

Notary Public

My commission expires: 1/31/2021

DE LANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

DE LANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires: _____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2024