WARRANTY DEED

Karen Johnson Davidson County
Batch# 480155 DEEDWARR
09/22/2020 07:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20200922-0108287

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 day of September, 2020 .

Notary Public

MY COMMISSION EXPIRES: 5-17-21

(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
Edward John Sahagian	NewOwner	09505008100
(NAME)	(NAME)	
256 Lisa Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, we, Sammy Roger Lee Buckmaster, and wife, Charlotte Buckmaster, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Edward John Sahagian, unmarried man, hereinafter called the GRANTEE(S), his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Sate of Tennessee, Being Lot No. 64 on the Plan of Creekside Heights, as of record in Book 2663, Pages 114 and 115, Register's Office for said County.

Said Lot No. 64 fronts 145 feet on the west side of Lisa Drive and runs back between lines, 277.18 feet on the north line and 275.7 feet on the south line to a dead line in the rear on which it measures 149 feet.

Being the same property conveyed to Sammy Roger Lee Buckmaster and wife, Charlotte Buckmaster by Deed from James W. Hardwick, and wife, Aileen Hardwick dated 09/24/1971 and recorded 09/24/19971, of record in Book 4539, Page 846, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 2663, Page 114 and Plat Book 2663, Page 115, in the 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 ☒ 256 Lisa Lane, Nashville, TN 37210
(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 16 day of September, 2020.

Sammy Roger Lee Buckmaster
Sammy Roger Lee Buckmaster

Charlotte Buckmaster
Charlotte Buckmaster

State of Texas

County of Collin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sammy Roger Lee Buckmaster and Charlotte Buckmaster, 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 they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16 day of September, 2020.

Notary Public:

My Commission Expires: _____

Diana M. Smith
ID # 574785-5
Notary Public, State of Texas
My Commission Expires
03/06/2024

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

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.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

