Karen Johnson Davidson County
Batch# 500428 DEEDWARR
10/22/2020 02:12:30 PM 2 pgs
Fees: $13.00 Taxes: $1,805.60
20201022-0123074

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater is $488,000.00.

Affiant

Subscribed and sworn before me this the 19th day of October, 2020.

Notary Public
My commission expires: 02/10/2021

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mathieu Buscaylet	New Owner	082-07-0 294.00
712 Stockell Street		
Nashville, TN 37207		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER T. ANTICI AND CHELSEA ANTICI, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MATHIEU BUSCAYLET AND ELODIE HABERT BUSCAYLET, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 43 in Lindsley's Addition to Edgefield, fronting 50 feet on the west side of Stockell Street, formerly Vansideren Avenue, and running back between parallel lines 174 feet to an alley.

Being the same property conveyed to Christopher T. Antici and Chelsea Antici, husband and wife, by deed from Winward Properties, Inc., a Tennessee Corporation, dated 01/17/2014, of record in Instrument No. 20140124-0006708, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 712 Stockell Street, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and 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.

Witness my hand this the 19th day of October, 2020.

Christopher T. Antici

Chelsea Antici

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Christopher T. Antici and Chelsea Antici**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of October, 2020.

My commission expires:

Notary Public

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Notary Signature

My Commission Expires: January 10, 2023