THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35883-10-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $328,000.00. Affiant Subscribed and sworn to before me this 30th day of October, 2020. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 507574 DEEDWARR
11/03/2020 07:47:30 AM 4 pgs
Fees: $23.00 Taxes: $1,213.60
20201103-0128109

WARRANTY DEED

Address New Owner: Emily Buckingham 870 Sharpe Avenue Nashville, TN 37206	**Send Tax Bills To:** Legacy Home Loans, LLC 4004 Hillsboro Pike, Ste. 216B Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 08204019600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adam Grover and Farrah Usmani, husband and wife**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily Buckingham, an unmarried woman,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 870 Sharpe Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of October, 2020.

Adam Grover

Farrah Usmani

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Adam Grover and Farrah Usmani**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of October, 2020.

My Commission Expires: 3/6/24

Notary Public

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 87 and the easterly 16 feet of Lot No. 88 on the Map of Thomby Place of record in Plat Book 332, page 3, in the Register's Office for Davidson County, Tennessee; said Lot No. 87 and part of Lot No. 88 front together 66 feet on the southerly side of West Sharpe Avenue formerly Osage Street and runs back between parallell lines 147 feet more or less to an alley.

Being the same property conveyed to Adam Grover and Farrah Usmani, husband and wife, by deed dated January 12, 2018 from Daniel Akridge, unmarried of record in Instrument No. 20180119-0005877, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable.
2. All matters appearing on the Plan of record as Book 332, page 3, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Lisa K.R. Wagner, 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.

Lisa K R Wagner

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lynda Marvel a notary public for this county and state, LISA K R Wagner who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lynda Marvel

Notary's Signature

My Commission Expires: 8-22-22

Notary's Seal (If on paper)

