Karen Johnson Davidson County
Batch# 529557 DEEDWARR
12/10/2020 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20201210-0144725

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $725,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 19TH DAY OF NOVEMBER, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 12-15-2024

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-2064LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Chiara Cerasani Buysse, MD and Tom Buysse	New Owner	
2400 Blair Boulevard		104 11 0 331.00
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PATRICIA BASS PULLEY, N/K/A PATRICIA BASS HOLLIDAY* AND STEVEN ANDREW HOLLIDAY*, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHIARA CERASANI BUYSSE, MD AND TOM BUYSSE, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 157, in Bransford Realty Company's Subdivision of the Edgar Jones Homeplace, the plan of which is of record in Book 421, Page 7, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Patricia Bass Pulley*, by Quitclaim Deed from Daniel R. Pulley, III, of record in Instrument No. 20050411-0039516, in the Register's Office of Davidson County, Tennessee, dated April 11, 2005 and recorded on April 11, 2005. Patricia Bass Pulley having since married and divorced on March 4, 2005, In The Eighth Circuit Court For Davidson County, Tennessee, Docket No. 04D-2596.

Being the same property conveyed to Daniel R. Pulley, III and wife, Patricia Bass Pulley, by Warranty Deed from John W. Knott and wife, Melinda A. Knott, of record in Book 9710, Page 600, in the Register's Office of Davidson County, Tennessee, dated June 21, 1995 and recorded on June 23, 1995.

* Patricia Bass Pulley having since married Steven Andrew Holliday, is now known as Patricia Bass Holliday

* Steven Andrew Holliday, spouse of the Grantor, joins in the execution of this instrument for the purpose of conveying any and all interest in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bransford Realty Company's Subdivision of the Edgar Jones Homeplace, as recorded in Plat Book 421, Page(s) 7.

This is improved property known as 2400 Blair Boulevard, Nashville, TN 37212

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their 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 our hand on the 19th day of November, 2020.

Patricia Bass Holliday f/k/a Patricia Bass Pulley

Steven Andrew Holliday

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, PATRICIA BASS HOLLIDAY AND STEVEN ANDREW HOLLIDAY, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 19th day of November, 2020.

Notary Public

My Commission Expires: 2-19-2020

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) JILL L SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: July 9, 2022

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