Karen Johnson Davidson County
Batch# 557536 DEEDWARR
01/20/2021 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20210120-0008659

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20204194 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$379,900.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 20th day of January, 2021. Notary Public My Commission Expires: 6-26-24

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 20th day of January, 2021, among:

ESTATE OF SUNSHINE KELSO CATO

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

GEORGE S. BUCHANAN AND ELIZABETH BUCHANAN, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 4204 on the Plan of Ashley Park Condominiums as shown as Exhibit "B" to the Master Deed, of record in Book 7128, Page 29; and Instrument No. 20070802-0091819, Register's Office for Davidson County, Tennessee, to which plan and reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sunshine K. Cato, widow by Warranty deed from Okey B. Johnson and wife, Joyce B. Johnson and Richard G. Johnson of record in Book 920, page 361, Register's Office for Davidson County, Tennessee, dated January 12, 1996 and recorded on January 17, 1996. Sunshine K. Cato having since died.

Being also known as 4204 Ashley Park Dr Nashville, Tennessee 37205.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

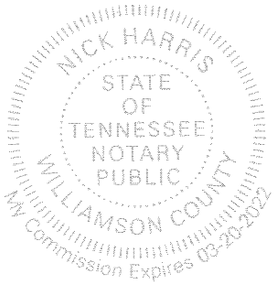
Estate of Sunshine Kelso Cato

BY: _____
Charles W. Cato II
As personal representative and individually

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Charles W. Cato II**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the **as personal representative and individually** of **Estate of Sunshine Kelso Cato.**

Witness my hand and official seal this 20th day of January, 2021.



_____
Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: George S. Buchanan and Elizabeth Buchanan
Address: 4204 Ashley Park Drive
City, State, Zip: Nashville, TN 37205

Responsible Party For Taxes:

Name: George S. Buchanan and Elizabeth Buchanan
Address: 4204 Ashley Park Drive
City, State, Zip: Nashville, TN 37205

Tax ID: 116-03-0G-011.00

True Copy Certification

I, **Nick Harris**, 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 Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY