PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 608317 DEEDWARR
04/06/2021 03:09:31 PM 2 pgs
Fees: $13.00 Taxes: $1,739.00
20210406-0045287

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61697
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lauren M. LeStourgeon Richard Swor 5420 Oakmont Circle Nashville, TN 37209	First Horizon Bank 165 Madison Avenue Memphis, TN 38103

TAX MAP PARCEL NUMBERS: 10307004300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$470,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ernest Russell Buchi, Jr.**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lauren M. LeStourgeon and Richard Swor**, joint tenants with rights of survivorship, hereinafter called the **Grantees**, Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Richland Meadows, Section One of record in Book 2083, page 40, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ernest Russell Buchi, Jr., unmarried, by Warranty Deed from Lawrence A. Conzett and wife, Donna Conzett, dated June 10, 2014 and recorded on June 17, 2014 of record in Instrument No. 20140617-0052663, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2083, page 40, said Register's Office, which Plan shows a 30 foot minimum building setback line from Oakmont Circle and a 10 foot easement for public utility purposes along the rear line(s) of said lot; Restrictions and use limitations contained in instruments of record in Book 2152, page 121, amended in Book 2195, page 256.

This is improved property, known as 5420 Oakmont Circle, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of April, 2021.

Ernest Russell Buchi, Jr.

State of Tennessee

County of Davidson

On this 5th day of April, 2021, before me the undersigned authority, personally appeared Ernest Russell Buchi, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Notary

My Commission Expires:

State of Tennessee

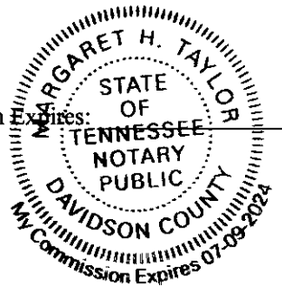
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $470,000.00.

Affiant

Sworn and subscribed before me this 5th day of April, 2021.



Notary

My Commission Expires: