Prepared by:
Record and Return to:
Oak Lane & Rosenthal Title, Inc.
130 Wilson Pike Circle, Suite 150
Brentwood, TN 37027

(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 655925 DEEDWARR
06/14/2021 11:52:51 AM 2 pgs
Fees: $13.00 Taxes: $1,191.40

20210614-0079770

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Kelly Elrod, Oak Lane Title, LLC, 130 Wilson Pike Circle, Brentwood, TN 37027

File No.: 21-062543

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mallory Kolpin, an unmarried woman	Mallory Kolpin, an unmarried woman	096-09-0B-005.00-CO
(NAME) 3010 Whitland Crossing Drive	(NAME) 3010 Whitland Crossing Drive	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Twenty-Two Thousand And No/100 Dollars ($322,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
HOPE C. BUCKNER AND CLARK M. BUCKNER, WIFE AND HUSBAND,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
MALLORY KOLPIN, AN UNMARRIED WOMAN,
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. 3010, Donelson's Place as shown on Exhibit "B" to declaration of protective covenants, conditions and restrictions of record in Instrument No. 20070703-0079564 as amended in Instrument No. 20070712-0083113 and Instrument No. 20070816-0098067 and Instrument No. 20101026-0085599, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Hope C. Buckner and Clark M. Buckner, wife and husband by Warranty deed from Jamie M. Pigg, unmarried of record in Instrument No. 20160930-0103202 Register's Office for Davidson County, Tennessee, dated September 26, 2016 and recorded on September 30,

2016. (Value of consideration shown in aforementioned deed $200,000.00.) Being also known as 3010 Whitland Crossing Drive Nashville, Tennessee 37214.

Subject to: all easements, restrictions, rights of way of record, and taxes for the year 2021, a lien not yet due and payable. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable.

unimproved ☐
This is ☒ property, known as 3010 Whitland Crossing Drive, Nashville, TN 37214
improved

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 is 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 hands this 11 day of June, 2021.

Hope C. Buckner

Clark M. Buckner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11 day of June, 20 21, before me personally appeared Hope C. Buckner and Clark M. Buckner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Kelly Elrod

Serial Number, if any: _____

My Commission Expires: 9-21-24

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-21-2024