Karen Johnson Davidson County
Batch# 695733 DEEDWARR
08/12/2021 09:45:51 AM 4 pgs
Fees: $23.00 Taxes: $1,517.00

20210812-0108707

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

Prepared by: 15803

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$410,000.00~~.

Affiant

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

Subscribed and sworn to before me this 23rd day of July, 2021.

Notary Public
My Commission Expires:

2021-453

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nawas Hussein	New Owner	
4701 Timberhill Dr		132-16-0-049-00
Nashville, TN, 37211		

WARRANTY DEED

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

Daniel Buehler and wife, Gloria Buehler,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Nawas Hussein,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 826 on the Plan of Section Thirteen, Caldwell Hall of record in Plat Book 3300, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel Buehler and wife, Gloria Buehler by Warranty deed from Janice B. Williams, executrix of the estate of Norma H. Bennett of record in Instrument No. 20160622-0063471 Register's Office for Davidson County, Tennessee, dated June 20, 2016 and recorded on June 22, 2016.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **405 Lynn Drive, Nashville, TN 37211.**

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 my hand this 23rd day of July, 2021.

Gloria Buehler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gloria Buehler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of July, 2021.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

DocVerify ID: E5EEE216-9D62-43B4-95CC-57EE10C4B5AB

Witness my hand this 23rd day of July, 2021.

Daniel Buehler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Remotely appeared before me by means of an interactive two-way audio and video communication, the undersigned, a Notary Public in and for said County and State, the within named Daniel Buehler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of July, 2021.

D SHAYNE ADAIR
Tennessee Notary Public
Online Notary Public
Williamson County, State Of Tennessee
My Commission Expires Jun 13, 2022

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

Certificate of Authenticity

I, D Shayne Adair, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 23, 2021.

Date

Affiant Signature

August 6, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of August, 2021.

April D. Wideman
Notary's Signature

My Commission Expires: 03/13/2022
Date

Notary's Seal (if on paper)

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY