This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-13474-SL

Karen Johnson Davidson County
Batch# 697484 DEEDWARR
08/13/2021 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20210813-0109822

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of August, 2021.

Notary Public
My Commission Expires: 6/25/25

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cameron Chase Akers 1043 Todd Preis Drive Nashville, TN 37221	New Owner	142-05-0C-011.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **James Michael Buchanan and Joyce E. Buchanan, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Cameron Chase Akers, an unmarried man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. X-401, together with the carport designated X-401-C, on the plan of Phase One, Section Four, River Plantation Condominium Apartments, of record in Plat Book 4860, Page 16 as Amended in Plat Book 4860, Page 107 through 109, inclusive, as established under Master Deed of record in Book 4892, Page 440 as Amended in Book 4956, Page 756 and Instrument No. 20050128-0010626 and Supplement and Amendment Instrument No. 20050602-0062760, both in the Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Joyce E. Buchanan and husband, James Michael Buchanan, by Warranty Deed from The Jean Windes Conley Family Trust, U/A/D July 24, 2015, of record in Instrument No. 20151005-0101380, in the Register's Office of Davidson County, Tennessee, dated on October 1, 2015 and recorded on October 05, 2015.

This is ☒ improved or ☐ unimproved property located at: **1043 Todd Preis Drive, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of August, 2021.

GRANTOR:

James Michael Buchanan

Joyce E. Buchanan

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Michael Buchanan and Joyce E. Buchanan, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of August, 2021.

Notary Public
My Commission expires: _____

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

Certificate of Authenticity

I, Lauren Weber, do hereby make oath that I am 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 August 13, 2021.

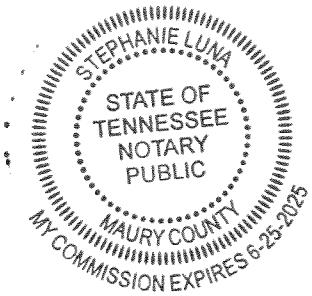
Lauren Weber
Affiant Signature

August 13, 2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13th day of August, 2021.

Notary's Signature
My Commission Expires: 6/25/25



Notary's Seal