Karen Johnson Davidson County
Batch# 702915 DEEDWARR
08/23/2021 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20210823-0113624

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $395,000.00. Affiant Subscribed and sworn to before me, this the 19th day of August, 2021. Notary Public My commission expires: 5/5/2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Alexander C. Steed Carolyn Kendrick	Community Mortgage LLC ~~New Owner(s)~~ JH	053-14-0-007.00
302 Nawakwa Trail	3401 College Blvd., Ste. 200	
Nashville, TN 37115	Leawood, KS 66211	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANN MAGUIRE, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEXANDER C. STEED AND CAROLYN KENDRICK, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Eleventh Civil District of Davidson County, Tennessee, being shown as Tract 2 on a survey made by Wayne S. Cooper, Sr. dated March 1972, and described according to said survey, as follows:

Beginning at an iron pin in the Northwesterly margin of Nawakwa Trail located South 68 deg. 15 min. West 450 feet, more or less, from its intersection with the Southwesterly margin of Pawnee Trail, same being a common corner of Tracts 1 and 2; thence with the margin of said Nawakwa Trail South 68 deg. 15 min. West 155.0 feet to an iron pin, common corner of Tracts 2 and 3; thence leaving said margin with the line between said two Tracts, North 29 deg. 15 min. West 936.0 feet to an iron pin in the Southwesterly margin of said Pawnee Trail; thence with said margin South 56 deg. East 437.0 feet to an iron pin, common corner of Tracts 1 and 2; thence with the line between said two Tracts, South 27 deg. 45 min. East 582.0 feet to the beginning, containing 3.75 acres, more or less.

Being the same property conveyed to Donald Andrew Buchholz, a single man by Warranty deed from Carl Strunk, an unmarried man of record in Instrument No. 20161205-0127057 Register's Office for Davidson County, Tennessee, dated December 02, 2016 and recorded on December 05, 2016.

Being the same property conveyed to Ann Maguire, an unmarried woman by Warranty deed from Donald Andrew Buchholz, unmarried of record in Instrument No. 20190815-0081711 Register's Office for Davidson County, Tennessee, dated August 12, 2019 and recorded on August 15, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 302 Nawakwa Trail, Nashville, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of August, 2021.

Ann Maguire

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 16th day of August, 2021.

Notary Public

My Commission Expires: 3|3|25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 08/23/2021 (date ~~of document~~).

Affiant Signature

08/23/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23rd day of August, 2021.

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025