STATE OF Tenn
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 8-21-2023
(AFFIX SEAL)

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 21, 2023

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
2204-A Madison Street
Clarksville, TN 37043

Karen Johnson Davidson County
Batch# 706501 DEEDWARR
08/30/2021 10:02:17 AM 3 pgs
Fees: $18.00 Taxes: $925.00

20210830-0116409

14-NSH21-02379

Address of New Owner:	Send Tax Bills to:	Tax Information:
Bob Buck and Heidi Buck 428 Janette Avenue Goodlettsville, TN 37072	Same as owner	033 12 0 103.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Eddie Terrell, Jr.**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Bob Buck and Heidi Buck**, hereinafter called the Grantees, their successors 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. 59, on the Plan of GATEWAY, SECTION 1, of record in Book 3300, Pages 39 and 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 Eddie Terrell, Jr., an unmarried man, by Warranty Deed from Sharon L. Terry, unmarried, of record in Instrument No. 20171114-0116942, in the Register's Office of Davidson County, Tennessee, dated November 08, 2017 and recorded on November 14, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 428 Janette Avenue, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 9th day of August, 2021

Eddie Terrell, Jr.

STATE OF _____

COUNTY OF _____

On this _____ day of _____, 20 _____, before me personally appeared Eddie Terrell, Jr., 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.

See attached

Notary Public

Printed Name: _____

Serial Number, if any: _____

My Commission Expires: _____

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego }

On august 11, 2021 before me, Kate Armenta Notary public
Date *Here Insert Name and Title of the Officer*

personally appeared Eddie Terrell Jr.
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

KATE ARMENTA
Notary Public - California
San Diego County
Commission # 2348598
My Comm. Expires Feb 23, 2025

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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