Karen Johnson Davidson County
Batch# 712822 DEEDWARR
09/10/2021 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $2,266.25
20210910-0121466

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $612,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-13-22
(AFFIX SEAL)

LAURA ELIZABETH MAYLATH NOTARY PUBLIC WILLIAMSON COUNTY STATE of TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Scott C. Maylath and Lisa J. Maylath	Scott C. Maylath and Lisa J. Maylath	Parcel ID: 155-16-0-A-217.00 CO
(NAME) 7037 Meadow Ridge Circle	(NAME) 7037 Meadow Ridge Circle	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Angela S. Buczak n/k/a Angela Helffenstein, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Scott C. Maylath and Lisa J. Maylath, husband and wife**, 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. 61 on the plan of Traceside Section Eight, of record in Plat Book 9700, Page 659, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Angela S. Buczak and Erik W. Helffenstein, as Joint Tenants with right of survivorship, by Warranty Deed from Lisa M. Petursson, unmarried, of record in Instrument No. 20050822-0100018, in the Register's Office of Davidson County, Tennessee, dated August 16, 2005 and recorded on August 22, 2005. Said parties having subsequently married and being known as Angela S. Helffenstein and Erik W. Helffenstein, wife and husband. The said Erik W. Helffenstein having since died on October 29, 2018 leaving Angela S. Helffenstein as surviving tenant by the entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 7037 Meadow Ridge Circle, Nashville, TN 37221

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 2nd day of September 2021

Angela S. Buczak n/k/a Angela Helffenstein

STATE OF ~~TENNESSEE~~ New York

COUNTY OF ERIE

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Angela S. Buczak n/k/a Angela Helffenstein, an unmarried woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of September, 2021.

Karen Pitts
Notary Public

My Commission Expires: 12/21/2024

KAREN PITTS
Notary Public - State of New York
No. 01PI6412155
Qualified Erie County
My Comm. Exp es Dec. 21, 2024

(SEAL)

Certificate of Authenticity

I, Jamika Jones, 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 9/3/2021.

Date

Jamika Jones
Affiant Signature

9/08/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 8th day of SEPTEMBER, 20 21.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY