Karen Johnson Davidson County
Batch# 715505 DEEDWARR
09/14/2021 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $876.90
20210914-0123177

	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ The actual consideration or value, whichever is greater, for this transfer is $237,000.00 Affiant Subscribed and sworn to before me, this 10th day of September, 2021. Notary Public My commission expires: 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
The 3069 Buenaview Blvd Trust	**NEW OWNER**	**05905014400**
PO BOX 695		
MADISON, TN 37116		

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 ACKNOWLEDGE, WE,

Brandon Tribue and Richard Tribue Jr and Richard Tribue Sr

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee of The 3069 Buenaview Blvd Trust

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. 192, on the Plan of Buena Vista Estates, Section 4, of record in Plat Book 4300, Page 81, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Richard A. Tribue and wife, Sandra M. Tribue, by Warranty Deed from Imperial Corporation, dated December 1, 1972, of record in Book 4661, Page 586, in the Register's Office for Davidson County, Tennessee. By Final Decree of Divorce entered in the cause of Tribue v. Tribue, Docket No. 89D-2789, Fourth Circuit Court of Davidson County, Tennessee, a copy of which appears of record in Book 8544, Page 736, said Register's Office, the interest of Richard A. Tribue in subject property was divested out of him with full title thereto being vested in Sandra Mintoria Tribue. Sandra Mintoria Tribue died intestate and unmarried on 5/8/19, survived by her issue, to-wit:Brandon Tribue, Richard Tribue, Jr., and Lashonda Nicole Tribue. Lashonda Nicole Tribue died unmarried and without issue on 2/19/20, survived by her father, Richard Tribue, Sr. Reference made to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. __202109140123175___, and Instrument No. ___202109140123176_, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 3069 Buenaview Boulevard, Nashville, TN 37218.

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 in 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.

Brandon Tribue Date: 9/9/21

Richard Tribue, Jr Date: 9/9/21

Richard Tribue , Sr Date: 9/9/21

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Brandon Tribue, Richard Tribue Jr, and Richard Tribue Sr, the within named Grantor(s), 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, at office, this 9th day of September 2021.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Mark D. Headon, 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

9/9/21.

Date

Affiant Signature

9/9/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of September 20 21.

Notary's Signature

My Commission Expires: 10/2/2023

Date

Notary's Seal (if on paper)

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023