Karen Johnson Davidson County
Batch# 717501 DEEDWARR
09/16/2021 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,043.40
20210916-0124414

WARRANTY DEED

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$282,000.00
|_____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|13th DAY OF September,2021.
|_____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: NOV 0 8 2021
| (AFFIX SEAL)

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 043
Peter John Buck 119 Larchmont Drive Madison, Tennessee 37115	Cardinal Financial Company, LP 3701 Arco Corporate Drive Ste 200 Charlotte, NC 28273	GROUP 11 0 PARCEL 158.00

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 acknowledged, we,

Amanda Grossman, an unmarried woman

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Peter John Buck, a single man

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. 18 on the Second Revised plan of Myatt-Eagan Subdivision of Lots Two and Three of Anderson Estates, of record in Book 1424, Page 150, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 18 fronts 131 feet on the west side of Larchmont Drive and runs back between parallel lines, 210 feet to a dead line.

Being the same property conveyed to Amanda Grossman, an unmarried woman, by Warranty Deed from Eric A. Jarman, an unmarried man, dated February 26, 2018 and filed or record in Instrument No. 20180305-0020406, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2021 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **119 Larchmont Drive, Madison, Tennessee 37115.**

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 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 my hand and official seal at office this 13th day of September, 2021.

Amanda Grossman

Myles David Deschner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, **Amanda Grossman Deschner and Myles David Deschner,** with whom I am personally acquainted, (or who 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 13th day of September, 2021.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires

January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-13823-DS

Certificate of Authenticity

I, Kirsten Virden, 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 9/13/2021.

Kirsten Virden
Affiant Signature

9/13/2021
Date

State of Tennessee

County of Davidson

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

Bria Sawyers
Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

