Karen Johnson Davidson County
Batch# 719576 DEEDWARR
09/20/2021 10:31:08 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20210920-0125863

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $405.000.00

Affiant

Subscribed and sworn to before me, this 17 day of Sept 2021.

Notary Public
My commission expires: 9-14-23

Address of New Owner:	Send Tax Bills to:	Tax Information
James Blocker 3450 Greer Rd Goodlettsville, TN 37072	Same as New Owner	006-00-0-010.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Buying Houses, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **James Blocker,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being further described, as follows, to-wit:

Tract 1:

Beginning at an iron pin on the southerly margin of Greer Road and being the northwesterly corner of a tract belonging to Bob Fisher; thence South 21 degrees 14 minutes East, 360.39 feet to a stake; thence North 68 degrees 40 minutes West 430 feet to a stake; thence North 3 degrees 33 minutes East 160 feet to a stake in the southerly margin of Greer Road, thence with the margin of said road North 75 degrees 81 minutes East 185 feet to the beginning, containing 1.82 acres, more or less.

Tract 2:

Beginning at an iron pin on the easterly margin of Greer Road; thence along said margin North 1 degrees 00 minutes West, 80.0 feet to a point; thence North 25 degrees 00 minutes, 91.0 feet to a point; thence North 58 degrees 00 minutes East 107.00 feet to an iron pin; thence South 10 degrees 00 minutes West 230.0 feet to an iron pin; thence North 85 degrees 14 minutes West 88.16 feet to an iron pin on the easterly margin of Greer road, the pint of beginning, containing 0.41 acre, more or less, according to a survey which is unrecorded by Donald R. Carver, LIC. No. 271, dated November 5, 1979.

Being the same property conveyed to Buying Houses, LLC, a Tennessee limited liability company, by Warranty Deed from Anthony Duran and Laura Duran, husband and wife, dated March 16, 2021 of record as Instrument No. 20210330-0041439, Register's Office for Davidson County, Tennessee.

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This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 3450 Greer Rd, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 17th day of September, 2021.

Buying Houses, LLC
A Tennessee limited liability company

By: Corey Fager
Its: Authorized Representative

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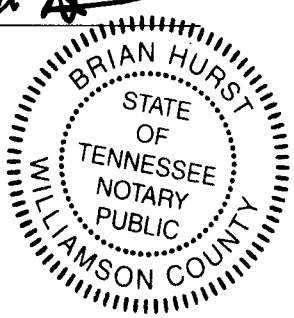
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Corey Fager, Authorized Representative for Buying Houses, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Authorized Representative.

Witness my hand and official seal at Franklin, Tennessee, this the 17th day of September, 2021.

Notary Public

My Commission expires: 6-17-2024



FILE NO: 2021087179

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