Karen Johnson Davidson County
Batch# 728259 DEEDWARR
10/01/2021 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20211001-0132043

Prepared By & Return To:
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072
21-2487TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of September, 2021

Notary Public
Commission Expiration: 4/17/2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Austin Murphy Davis and Mackenzie Faith Davis 5817A Leslie Avenue Nashville, TN 37209	SAME AS NEW OWNER	091-10-0-140.00

WARRANTY DEED

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, **Sarah A. Buchanan and David Kauland Buchanan, wife and husband,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Austin Murphy Davis and Mackenzie Faith Davis, 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:

Property known as: 5817A Leslie Avenue, Nashville, TN 37209, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 32, on the Plan of Subdivision of Lot Nos. 39 and 40 of the B.F. Cockrill Farm, of record in Book 332, Page 41, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sarah A. Buchanan and David Kauland Buchanan, wife and husband, by Warranty Deed from Nikki Renee Gray, a single woman, dated 03/01/2018 and recorded 03/02/2018 in Instrument No. 20180302-0019932, Register's Office for Davidson County, Tennessee.

Tax Map and Parcel ID: 091-10-0-140.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 5817A Leslie Avenue, Nashville, TN 37209

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 this 29th day of September, 2021.

Sarah A. Buchanan

David Kauland Buchanan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of September, 2021, before me personally appeared **Sarah A. Buchanan and David Kauland Buchanan**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 29th day of September, 2021.

Notary Public
Commission Expiration: 4/17/2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

LTE File No.: 21-2487TN

Tennessee Certification of Electronic Document

I, Millsap Loew, 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 9/29/21 (date of document).

Affiant Signature

9/30/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of September, 2021.

Notary's Signature

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

MY COMMISSION EXPIRES: 4/17/2023

NOTARY'S SEAL