Karen Johnson Davidson County
Batch# 763249 DEEDWARR
11/30/2021 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20211130-0157821

WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2022

File No. BC-21-1501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Patricia Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2021

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Buchanan and Allison Weiner (NAME)	SWBC Mortgage Corp. (NAME)	
1310 Shelby Avenue (ADDRESS)	9311 San Pedro # 100 (ADDRESS)	083-13-0-269.00
Nashville, TN 37206 (CITY) (STATE) (ZIP)	San Antonio TX 78216 (CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Cynthia C. Hill**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah Buchanan, an unmarried woman and Allison Weiner, an unmarried woman, as tenants in common with rights of survivorship**, HEREINAFTER CALLED THE GRANTEE, 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 part of Lot 86 on the Plan of Payne, Blakemore and Cummings Addition to Nashville of record in Plat Book 57, Page 70, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 86 fronts 69 feet on the south side of Shelby Avenue and extends back parallel lines, along the west side of the 14th Street, 160 feet to an alley. There is a 10-foot strip on the rear of this lot which has been sold to the Nashville Gas & Heating Company and is not included in this conveyance. Included in the above description, but excluded from this conveyance, is the property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, in Instrument No. 20040505-0051410, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kristin L. Arterburn, a single woman by General Warranty deed from Kenneth L. Campbell and wife, Karen S. Campbell of record in Instrument No. 20130301-0020531 Register's Office for Davidson County, Tennessee, dated February 20, 2013 and recorded on March 01, 2013. The said Kristin L. Arterburn subsequently died intestate on May 5, 2021, thereby vesting ownership into her heir(s) at law: Cynthia C. Hill. SEE ALSO: Estate opened for probate under Docket No. 21P1340, in the Seventh Circuit Court for Davidson County, Tennessee and Affidavit of Heirship recorded at Instrument No. 20211130015782O, Register's Office for Davidson County, Tennessee.

This is property more commonly known as 1310 Shelby Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 10th day of November, 2021.

Cynthia S. Hill

Cynthia C. Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of November, 2021, before me personally appeared Cynthia C. Hill, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of November, 2021.

Leslie Garside

Notary Signature
My commission expires:
1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11/23/2021 (date ~~of document~~).

Affiant Signature

11/23/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23RD day of November, 2021.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

Eliza Whitfield
Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025