WARRANTY DEED

Karen Johnson Davidson County
Batch# 809924 DEEDWARR
02/23/2022 01:00:30 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20220223-0020593

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $310,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF FEBRUARY, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES

R. JILL VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY
Vanderpool Law 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 22-2586LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
J. David Pearson	J. David Pearson	092 13 0 374.00
304 35th Ave	4094 Hillsboro Pike	
Nashville, TN 37209	Nashville, TN 37215	

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,

FRED WOODROW BUCHANAN, A SINGLE MAN

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

J. DAVID PEARSON

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. 108 on the Map of Hortense Place as of record in Book 161, Page 167, Register's Office for said county.

Said Lot number 108 fronts 50 feet on the Easterly side of Woodfin Street or 35th Avenue North and runs back between parallel lines 150 ft. to an alley.

Being the same property conveyed to Fred Woodrow Buchanan, a single man, by Warranty Deed from Thomas F.D.R. Buchanan and wife Hattie Bright Buchanan, of record in Book 4614, Page 882, in the Register's Office of Davidson County, Tennessee, dated June 21, 1972 and recorded on June 29, 1972.

Being the same property conveyed to Thomas F.D.R. Buchanan and wife Hattie Bright Buchanan, by Installment Deed from Haywood Realty Company, a Tennessee Corporation, of record in Book 4437, Page 722, in the Register's Office of Davidson County, Tennessee, dated August 10, 1970 and recorded on August 11, 1970.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hortense Place, as recorded in Plat Book 161, Page(s) 167.

4. Subject to Matters as set out in Metropolitan Government of Nashville and Davidson County for Demolition on the premises recorded in Book 4219, Page 709.

This is improved property known as 304 35th Ave, 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 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.

Witness my hand on the 11th day of February, 2022.

Fred Woodrow Buchanan By Catherine Diane Lee, AB his Attorney-in-Fact

Fred Woodrow Buchanan

by Catherine Diane Lee, as his Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in a for said County and State, personally appeared Catherine Diane Lee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Fred Woodrow Buchanan for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Fred Woodrow Buchanan.

Witness my hand and official seal at Franklin, Tennessee, this 11th day of February, 2022.

Notary Public

My Commission Expires:2-19-2024

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

I Lisa Allard, 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 February 11, 2022.

Lisa Allard, Affiant February 11, 2022

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this February 11, 2022.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024