Karen Johnson Davidson County
Batch# 812021 DEEDWARR
02/25/2022 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20220225-0021833

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2022

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Blair Connelly	New Owner	161-3-91
(NAME)	(NAME)	
5112 Manorwood Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20220187

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, **Christopher Buck, A married man**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Blair Connelly**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 14 on the Plan of McMurray Meadows, Section Two, as of record in Plat Book 4955, page 58, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Christopher Buck by Warranty Deed from David Wallace Garner, dated July 21, 2021 and filed of record in Instrument No. 20210727-0100952, Register's Office for Davidson County, Tennessee.

"This property is not/was not a marital residence of the grantor herein and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statutes

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 5104, page 793, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 5112 Manorwood Court, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 11th day of February, 2022

Chris Buck
Christopher Buck

STATE OF Florida
County OF Walton)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Christopher Buck, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

By Means of physical presence.
Witness my hand, at office, this 11th of February, 2022.

Mary E. Harris
Notary Public Mary E. Harris
My Commission Expires: 28August 2023

MARY E. HARRIS
Notary Public - State of Florida
Commission # GG 364739
My Comm. Expires Aug 28, 2023

Certificate of Authenticity

I, Jennifer Russell, 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

2/14/2022.
Date

Jennifer Russell
Affiant Signature

2/15/2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 15th day of February, 2022.

Notary's Signature

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: 10/21/2024
Date

Notary's Seal (if on paper)