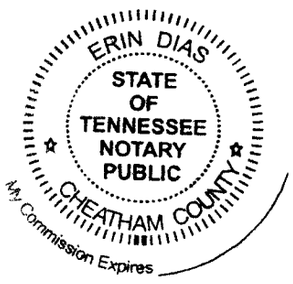
Karen Johnson Davidson County
Batch# 814678 DEEDWARR
03/03/2022 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20220303-0024213



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $295,000.00

Affiant

Subscribed and sworn to before me, this 8th day of February, 2022.

Erin Dias

Notary Public
My commission expires: 8-7-24

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Scott G Waterkotte **Angela D Waterkotte**	**NEW OWNER**	**05905014400**
3000 North 5th St.		
Quincy, IL 62305		

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 ACKNOWLEDGE, WE,

Brandon Adams, Trustee of The 3069 Buenaview Blvd Trust

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

Scott G Waterkotte and Angela D Waterkotte, 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:

Land in Davidson County, Tennessee, being Lot No. 192, on the Plan of Buena Vista Estates, Section 4, of record in Plat Book 4300, Page 81, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brandon Adams, Trustee of the 3069 Buenaview Blvd Trust, by Warranty Deed from Brandon Tribue and Richard Tribue Jr. and Richard Tribue Sr., dated September 9, 2021, of record in Instrument No. 20210914-0123177, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Richard A. Tribue and wife, Sandra M. Tribue, by Warranty Deed from Imperial Corporation, dated December 1, 1972, of record in Book 4661, Page 586, in the Register's Office for Davidson County, Tennessee. By Final Decree of Divorce entered in the cause of Tribue v. Tribue, Docket No. 89D-2789, Fourth Circuit Court of Davidson County, Tennessee, a copy of which appears of record in Book 8544, Page 736, said Register's Office, the interest of Richard A. Tribue in subject property was divested out of him with full title thereto being vested in Sandra Mintoria Tribue. Sandra Mintoria Tribue died intestate and unmarried on 5/8/19, survived by her issue, to-wit:Brandon Tribue, Richard Tribue, Jr., and Lashonda Nicole Tribue. Lashonda Nicole Tribue died unmarried and without issue on 2/19/20, survived by her father, Richard Tribue, Sr. Reference made to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 20210914-0123175, and Instrument No. 20210914-0123176, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3069 Buenaview Blvd., Nashville, TN 37218.

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 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.

_____ Date: 2-8-22

The 3069 Buenaview Blvd Trust
BY BRANDON ADAMS, TRUSTEE

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 3069 Buenaview Blvd Trust and that he is authorized by The 3069 Buenaview Blvd Trust to execute this instrument on its behalf.

Witness my hand this 8 day of **February, 2022.**

Erin Dias

Notary Public

My commission expires: 8-7-24

ERIN DIAS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

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

2/8/2022.

Date

Jennifer Russell

Affiant Signature

2/10/2022

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 10th day of February, 2022.

Notary's Signature

My Commission Expires: 10/21/2024

Date

Notary's Seal (if on paper)

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