Karen Johnson Davidson County
Batch# 815309 DEEDWARR
03/04/2022 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,605.80
20220304-0024676

Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Lane, Ste A
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **William R. Buntin and Deborah Buntin, husband wife,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Music City Financial, LLC,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being Lot No. 179 on the plan of Cane Ridge Farms Subdivision, Phase 1, Section 3 as shown on the plat of record in Instrument No. 20020712-0084136 and corrected in Instrument No. 20030210-0018021, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to William R. Buntin and Deborah Buntin, husband and wife, by deed dated February 27, 2003 of record in Instrument No. 20030303-0027430, Register's Office of Davidson County, Tennessee.

Map & Parcel 174-11-0A-83

Property Address: 1208 Blairfield Drive, Antioch, Tennessee 37013

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 15 day of **February, 2022.**

William R. Buntin
William R. Buntin

Deborah Buntin
Deborah Buntin

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, William R. Buntin and Deborah Buntin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of **February, 2022.**

My commission expires:
2/28/2022

MELISSIA DUGGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
MY COMM. EXPIRES FEBRUARY 28, 2022

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$434,000.00**

Katelyn Zi
Affiant

WITNESS my hand, at office, this 22ND day of **February, 2022.**

My commission expires:
10/26/25

Kristen Gevinski
Notary Public

NEW PROPERTY OWNERS:

Music City Financial
7703 N. LAMAR BLVD # 205
AUSTIN TX 78752

PERSON(S) RESPONSIBLE FOR TAXES:

SAME

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

Certificate of Authenticity

I, Katelynn King, 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 15, 2022.

Date

Katelynn King

Affiant Signature

2-22-2022

Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 22ND day of FEBRUARY, 2022.

Kristen Gevinski

Notary's Signature

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

My Commission Expires: 10/26/25

Date

Notary's Seal (if on paper)