Karen Johnson Davidson County
Batch# 817105 DEEDWARR
03/08/2022 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20220308-0026062

Name and Address of New Owner:
Alexi Elias and Nathan Elias
532 Leslie Ann Court
Hermitage, TN 37076

Send Tax Bills To:
same

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 75 12 64.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brandon C. Buckner, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alexi Elias and Nathan Elias, husband and wife, as joint tenants,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 51 ON THE PLAN OF FIRST REVISION, PHASE TWO, SECTION THREE, BROOKSIDE WOODS, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT INSTRUMENT NO. 20000512-0048125, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BRANDON C. BUCKNER, MARRIED, BY WARRANTY DEED FROM CHRISTA G. BARE, SINGLE, RECORDED ON MARCH 16, 2017, OF RECORD IN INSTRUMENT NO. 20170316-0025781, AS CORRECTED IN INSTRUMENT NO. 201706290065616, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 532 LESLIE ANN CT., HERMITAGE, TN 37076.

** Giovanna Romkee is signing for her marital interest in this property

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of February, 2022.

_____(SEAL)
Brandon C. Buckner

_____(SEAL)
Giovanna Romkee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of February, 2022, before me personally appeared Brandon C. Buckner and Giovanna Romkee, 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 22nd day of February, 2022.

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $370,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
22nd day of February, 2022.

Ashley Nalls
STATE OF TENNESSEE NOTARY PUBLIC
Summer County

_____
Notary Public
My commission expires: 5/20/24
File No. 2022-4103-BT

Tennessee Certification of Electronic Document

I, Caleb Watters, 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 2/22/2022 (date of document).

Caleb Watters
Affiant Signature

2/25/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 03/07/2023

NOTARY'S SEAL

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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