WARRANTY DEED



W-CRE-22-1344

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $538,000.00.

Alexandra Grace Baids
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 836223 **DEEDWARR**
04/07/2022 03:47:11 PM 2 pgs
Fees: $13.00 Taxes: $1,990.60

20220407-0040727

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Brian Richard Baids and Alexandria Grace Baids	**Colten Mortgage, LLC**	
(NAME)	(NAME)	**061-16-0-128.00**
1344 Greenland Ave	**6021 S. Syracuse Way**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Greenwood Village, CO 80111**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TODD J. BUSE AND HUSBAND, STEPHEN NELSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN RICHARD BAIDS AND ALEXANDRIA GRACE BAIDS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 10 of Block "E" on the Map of Greenland Estates, of record in Book 974, Page 13, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Todd J. Buse, unmarried by Warranty Deed from Stewart Building Group LLC of record in Instrument No. 20060824-0104552 Register's Office for Davidson County, Tennessee, dated August 22, 2006 and recorded on August 24, 2006.

Being the same property conveyed to Richard A. Northcutt Trustee by Quitclaim Deed from Todd J. Buse of record in Instrument No. 20070517-0059238, Register's Office for Davidson County, Tennessee, dated May 08, 2007 and recorded on May 17, 2007 and within the same deed the said Richard A. Northcutt, Trustee conveyed his interest in the subject property to Todd J. Buse and Stephen Nelson, as tenants in common with full right of survivorship.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 974, Page 13, Register's Office for Davidson County, Tennessee.
- Subject to terms, conditions and rights of others as set forth in Driveway Easement of record in Instrument No. 20060816-0101027 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1344 Greenland Ave, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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 GRANTEE(S), 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/our hand(s) this the 4th DAY OF APRIL, 2022.

Todd J. Buse by John Gleaves Attorney in Fact
Todd J. Buse by John Gleaves
Attorney in Fact

Stephen Nelson by John Gleaves Attorney in Fact
Stephen Nelson by John Gleaves
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TODD J. BUSE AND STEPHEN NELSON, and who acknowledged he/she/they executed the same as the free act and deed of the said TODD J. BUSE AND STEPHEN NELSON.

Witness my hand and official seal, this the 4th of April, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212