WARRANTY DEED

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$359,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE April 6, 2022

Notary Public

MY COMMISSION EXPIRES :

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESSNEW OWNER(S) AS FOLLOWS: **Donna K Mabry**	**SEND TAX BILLS TO: Donna K Mabry**	**MAP-PARCEL NUMBERS**
(NAME) **504 Landmark Ct**	(NAME) **504 Landmark Ct**	147 11 0C 003.00
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Nashville, TN 37211**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF THREE HUNDRED FIFTY-NINE THOUSAND AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jason Buck, unmarried

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

Donna K Mabry, unmarried

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:

A certain Townhouse Unit located in Davidson County, Tennessee, being Unit No. 3 of Landmark Townhomes, as established by Declaration of Covenants, Conditions and Restrictions for Landmark Townhomes, of record in Instrument No. 20080110-0002933, as amended in Instrument No. 20080220-0016617, Instrument No. 20080305-0022273, and further amended in Instrument No. 20081230-0123435 and in Instrument No. 20110930-0075885, which reference to Unit Site Layout Plan attached as Exhibit (s) to said Declaration and amendments is hereby made for a more accurate location and description of said Unit, together with an undivided percentage interest in the Common Elements as set forth in said Declaration, as amended. Being the same property conveyed to Kathleen Rosenthal and Brandon Rosenthal, wife and husband, by Warranty Deed from Adrian Davis and Tasha Davis, husband and wife, of record in Instrument No. 20180917-0091654, in the Register's Office of Davidson County, Tennessee, dated September 14, 2018 and recorded on September 17, 2018.
Being the same property conveyed to Jason Buck by deed from Kathleen Rosenthal and Brandon Rosenthal, wife and husband, of record in Instrument No. 20200318-0029920, dated 3/18/2020, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **504 Landmark Ct, Nashville, TN 37211**
(House Number) (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 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 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 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.

Karen Johnson Davidson County
Batch# 843458 DEEDWARR
04/21/2022 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,328.30
20220421-0046186

Witness my/our hand(s) this **6th day of April, 2022.**

Jason Buck

STATE OF Tennessee

COUNTY OF Davidson

On this 6th day of April, 2022, before me personally appeared Jason Buck to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and who acknowledged that he/she executed the same as the free act and deed of Jason Buck.

Witness my hand at office on **6th day of April, 2022.**

Notary Public. My Commission Expires:

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Tennessee Certification of Electronic Document

I, Ed Tignor, 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 4/7/22 (date of document).

Affiant Signature

4/7/22

Date

State of TN

County of Wilson

Sworn to and subscribed before me on 4/7/22

Notary's Signature

MY COMMISSION EXPIRES: 9/6/22

NOTARY'S SEAL

