Karen Johnson Davidson County
Batch# 845903 DEEDWARR
04/26/2022 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,081.25
20220426-0048073

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $562,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES: 5-5-2025
(AFFIX SEAL)

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

File #22-KA-7396-V

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rachel W. Buchanan	New Owner	
(NAME)	(NAME)	**142-10-0E-019.00-CO**
7396 Old Harding Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **VANESSA DEUTSCHMANN, TRUSTEE OF WHITNEY LLOYD IRREVOCABLE TRUST U/A/D DECEMBER 20, 2017, AND ANY AND ALL AMENDMENTS THERETO,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RACHEL W. BUCHANAN, A SINGLE WOMAN** 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:

Certain real estate in Davidson County, Tennessee, more particularly described as follows:

Being Unit 19 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Bellevue Station, a Horizontal Property Regime with Private Elements, Phase Two, as of record in Instrument No. 20160108-0001959, Supplemented in Instrument No. 20160926-0101494, corrected by Scrivener's Affidavit in Instrument No. 20161025-0112596, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Scott Gray, Trustee of The Whitney Lloyd Irrevocable Trust Dated December 20, 2017 by Warranty Deed from Joshua Cody Austell and Jordan Elise Austell, as husband and wife of record in Instrument No. 20210312-0032834 Register's Office for Davidson County, Tennessee, dated March 10, 2021 and recorded on March 12, 2021. The Trustmaker of said Trust having since removed the said Scott Gray as Trustee and subsequently having appointed the said Vanessa Deutschmann as Trustee.

This conveyance is subject to:
* Taxes for the year 2022 and subsequent years.
* Covenants, Conditions and Restrictions of record in Instrument Number 20160108-0001959, Supplemented in 20160926-0101494, Supplement corrected in 20161025-0112596 and Supplemented in 20170427-0041683, Register's Office for Davidson County, Tennessee.
* Charter for HOA of record in Instrument Number 201603080022218, in the Register's Office for Davidson County, Tennessee.
* Subject to all matters shown on the Plan of record as Instrument Number 20160912-0095854 and Instrument Number 201601040000543, Register's Office of Davidson County, Tennessee.
* Underground telephone cable easement of record in Book 4475, Page 757, in the Register's Office for

Davidson County, Tennessee.
* Easement for sewer line of record in Book 4613, Page 509, in the Register's Office for Davidson County, Tennessee.
* Agreement for Dedication of Easements for Sanitary Sewers of record in Book 5222, Page 738, in the Register's Office for Davidson County, Tennessee.
* Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20151001-0099985, in the Register's Office for Davidson County, Tennessee.
* Possible right of C. S. X. Railroad to increase its right-of-way to the full extent of its charter.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **7396 Old Harding Pike, Nashville, TN 37221**.

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 15th day of April, 2022.

Whitney Lloyd Irrevocable Trust U/A/D December 20, 2017, and any and all amendments thereto

By: _____
Vanessa Deutschmann, Trustee

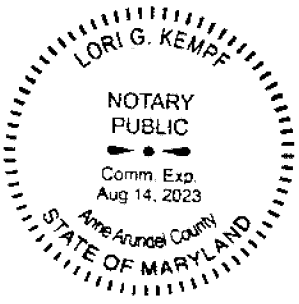
STATE OF Maryland

COUNTY OF Howard

Before me personally appeared Vanessa Deutschmann, Trustee of Whitney Lloyd Irrevocable Trust U/A/D December 20, 2017, and any and all amendments thereto dated December 20, 2017, 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 15th day of April, 2022.

_____
Notary Signature
My commission expires: 08/14/2023



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 04/19/2022 ____ (date of document).

Affiant Signature

04/19/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 19 day of April, 2022.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025