Karen Johnson Davidson County
Batch# 848788 DEEDWARR
04/29/2022 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20220429-0050304

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $330,000.00. Affiant Subscribed and sworn to before me, this 25th day of April, 2022. Notary Public My commission expires: May 7, 2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Allyson Krebs and Ashley Bosshart	New Owner	059-10-0-192.00
3712 Cedarwood Drive		
Nashville, TN 37216		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Dwon Buford, Administrator of the Estate of Horace Buford, Jr.

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Allyson Krebs, an unmarried woman and Ashley Bosshart, an unmarried woman

(hereinafter called the "Grantee"), their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 397 on the Plan of Haynes Manor, Section III, as of record in Book 4175, page 11, Register's Office for said County,

Said Lot No. 397 fronts 75 feet on the Westerly side of Dubois Drive, and runs back 192 feet on the Northerly line and 184.9 feet on the Southerly line, to a dead line in the rear, and measures 75.26 feet.

Being the same property conveyed to Horace Buford and wife, Emma Lee Buford by Warranty deed from W.C. Allen and wife, Irene N. Allen of record in Book 4338, page 535, Register's Office for Davidson County, Tennessee; the said Horace Buford (Sr.) having since died on or about October 6, 2014, leaving Emma Lee Buford as surviving tenant; the said Emma Lee Buford having since died on or about August 30, 2017, and by her Last Will & Testament of record as Instrument No. 20211217-0167301, Register's Office for Davidson County, Tennessee, the subject property was devised to Horace Buford, Jr.

The said Horace Buford, Jr. having since died intestate on October 4, 2021, his estate being administered of record in the Seventh Circuit Court for Davidson County, Tennessee at Nashville, Probate Division, Docket Number 21P2249, and by order of the said Court on or about April 22, 2022, Dwon Buford as

Administrator of the Estate of Horace Buford, Jr. having been authorized to sell, transfer, and convey the subject property.

Being also known as 3845 Dubois Dr., Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors and assigns, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their successors 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 25th day of April, 2022.

Estate of Horace Buford, Jr.

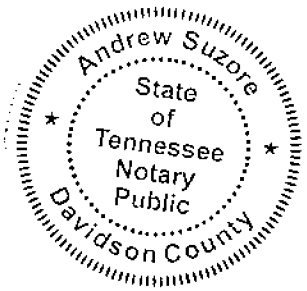
By: _____
Dwon Buford, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Dwon Buford, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Administrator of the estate of Horace Buford, Jr. and that as Administrator, he is authorized to execute the within instrument as Administrator and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of April, 2022.

_____
Notary Public
My Commission Expires: May 7, 2024



LTC File No. 22-000614-528

Tennessee Certification of Electronic Document

I, Lisa Wagner, 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 04/25/2022 (date of document).

Affiant Signature

04/25/2022
Date

State of Tennessee

County of Rutherford

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

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

Andrew Suzore
State of Tennessee Notary Public
Davidson County

202204290050304