Karen Johnson Davidson County
Batch# 870851 DEEDWARR
06/14/2022 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,608.50
20220614-0067394

Prepared by: + Return to:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $705,000.00

Affiant

Subscribed and sworn to before me, this 24th day of May 2022.

Notary Public
My commission expires: _____

KAYLAN GILBERT
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Anna Rose Menken 2400 Vale Lane Nashville, TN 37214	New Owner	073-12-0-055.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Buying Houses, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Anna Rose Menken,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 125 on the Revised Plan of Sunset View Subdivision, Section 1, as of record in Book 2663, pages 27 & 28, Register's Office for Davidson County, Tennessee, and corrected and amended in Book 2706, page 333 and Book 2797, page 467, said Register's Office, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Buying Houses, LLC, a Tennessee limited liability company, by General Warranty Deed from Sherrie A. Knight, an unmarried woman, dated April 28, 2021 of record in Instrument No. 20210511-0063060, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 2400 Vale Lane, Nashville, TN 37214

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 24th day of May, 2022.

Buying Houses, LLC
A Tennessee limited liability company

By: Corey Fager
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Corey Fager, Sole Member for Buying Houses, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Sole Member.

Witness my hand and official seal at Franklin, Tennessee, this the 24th day of May, 2022.

Notary Public

My Commission expires: 6-17-2024

FILE NO: 2022057425

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 5/24/22.

Affiant Signature

6/6/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/6/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON