WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/
RETURN TO
Summit Title & Escrow
7110 Crossroads Blvd. Ste. 300
Brentwood, TN 37027
615-252-5965
File No: TN-22-2745

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

State of TENNESSEE
County WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Jadyn Polston
Affiant

Subscribed & sworn to before me, this 24 day of June, 2022

Kristen Gevinski
Notary Public

My Commission Expires: 10/26/25

Property Address: 1725 Buchanan Court, Nashville, TN 37208 Map/Parcel Number: 081 10 0 004.00	Name & Address of New Owner My Tennessee Home Solution LLC 132 Daniel Street, Pleasant View, TN 37146	Send Tax Bills To: My Tennessee Home Solution LLC 132 Daniel Street, Pleasant View, TN 37146

Effective as of **24th day of June, 2022**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Bruce Cardell Waller** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **My Tennessee Home Solution LLC, a Tennessee Limited Liability Company** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Cumberland-Gardens Section Six, as of record in Book 3106, Page 117, Register's Office for said County.

Said Lot No. 15 fronts 50 feet on the West side of Buchanan Court and runs back between parallel lines 110 feet to a dead end.

Being the same property conveyed to Bruce Waller, by Quitclaim Deed from Mary K. Swett, of record in Book 6803, Page 580, in the Register's Office of Davidson County, Tennessee, dated March 12, 1986 and recorded on March 13, 1986.

Karen Johnson Davidson County
Batch# 879456 DEEDWARR
06/28/2022 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20220628-0074341

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2022 Davidson County**, and **2022 City of Nashville**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand on this 23RD day of June 2022

GRANTOR:

Bruce Cardell Waller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23RD day of JUNE, 2022, before me personally appeared Bruce Cardell Waller, 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 23RD day of JUNE, 2022.

Kristen Gevinski
Notary Signature
My commission expires: 10/26/25

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

Certificate of Authenticity

I, Katelynn King, 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 6/24/2022.

Date

Katelynn King
Affiant Signature

6/24/2022
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 24 day of June, 20 22.

Notary's Signature

My Commission Expires: May 18, 2025
Date

Notary's Seal (if on paper)



