Karen Johnson Davidson County
Batch# 882820 DEEDWARR
07/01/2022 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20220701-0076551

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2022.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

T-RM-22-705

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aaron Tyde Farris and Madison Nicole Triebel	First Horizon Bank	
(NAME)	(NAME)	064-11-0A-042.00-CO
705 North Chestnut Court	12719 Cantrell Rd	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Little Rock AR 72223	
(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, **DONALD C. BUCHANAN, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AARON TYDE FARRIS, AN UNMARRIED MAN, AND MADISON NICOLE TRIEBEL, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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 property situate in Davidson County, Tennessee, being Lot No. 42 on the Plan of Caleb Chase, a Planned Unit Development, according to survey and Plat of same appearing of record in Plat Book 6250, Page 821-822, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Donald C. Buchanan, single man by Warranty deed from Helen Faye Owen, unmarried, and Randall V. Owen, a married man of record in Instrument No. 20200612-0060203 Register's Office for Davidson County, Tennessee, dated June 5, 2020 and recorded on June 12, 2020.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 821 and 822, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4465, Page 109, Book 6783, Page 805, amended in Book 6777, page 453, Book 7189, Page 553 and Instrument No. 20100603-0043191, Register's Office for Davidson County, Tennessee.
- Charter for Caleb Chase HOA of record in Book 6927, Page 370 and Book 8109, Page 791, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7189, Page 581, Register's Office for Davidson, County, Tennessee.
- Deed of common areas to HOA of record in Book 7242, Page 554, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Book 6548, Page 557, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

Witness my/our hand(s) this the 30th DAY OF JUNE, 2022.

Donald C. Buchanan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD C. BUCHANAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 07/01/2022 ____ (date of document).

Affiant Signature

07/01/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 1st day of July, 2022.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025