Karen Johnson Davidson County
Batch# 882846 DEEDWARR
07/01/2022 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20220701-0076593

Prepared By:
First National Title & Escrow, LLC
1300 Division Road, Suite 306
West Warwick, RI 02893

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant (Grantees)

NORMAN KANTROWITZ STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2024

Subscribed and sworn to before me on this 24 Day of June, 2022

Notary Public/TN
My commission expires: 4-23-2024

Address of New Owner:	Send Tax Bills to:	Tax Information
Lisa C. Buckley 6102 Clarksville Pike Joelton TN 37080	Same as new owner	021 00 0 179.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter names Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Carroll M. Richardson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lisa C. Buckley, an Unmarried Woman, as Sole Owner, hereinafter call the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being in the 14th Civil District of said County, which fronts 120 feet on the easterly side of the Clarksville Highway and is more fully described as follows:

BEGINNING at a point in the easterly right of way line of the Clarksville Highway 425 feet southerly from the intersection of said right of way line with the boundary line between the lands of Johns and the lands of Mrs. Elsie Felts Binkley, et al; thence south 84 degrees 38 minutes east 375 feet to a stake; thence south 5 degrees 50 minutes west 134 feet to a stake; thence north 82 degrees 32 minutes 30 seconds west 378 feet to a point in the easterly right of way line of said Clarksville Highway; thence northerly with said right of way line, 120 feet more or less to the point of beginning, containing 1.09 acres, more or less.

Being the same property vested to Carroll M. Richardson and wife, Ruth A. Richardson, who departed this earth on September 18, 2015, by Roy L. Fitts and wife, Alice Faye Fitts, dated October 12, 1976 and recorded October 15, 1976 in Book 5078 Page 682 in Register's Office for Davidson County, Tennessee.

This property is improved property known as **6102 Clarksville Pike, Joelton TN 37080**

Parcel No: 021 00 0 179.00

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against 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 and seal this 24 day of June 2022.

Carroll M. Richardson

STATE OF Tennessee
COUNTY OF Davidson

On this 24 day of June, 2022, before me, the undersigned, notary public, personally appeared Carroll M. Richardson, who proved to me through satisfactory evidence of identification which were driver's licenses to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Notary Public For Tennessee
My Commission Expires: 4-23-2024

Tennessee Certification of Electronic Document

I, Kaelyn Ebinger, 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 of document).

Affiant Signature

6/28/2022
Date

State of Florida

County of Brevard

Sworn to and subscribed before me this 28th (ME) day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: Oct 15, 2025

NOTARY'S SEAL

SHANNON M HAHN
Notary Public - State of Florida
Commission # HH 187002
My Comm. Expires Oct 15, 2025
Bonded through National Notary Assn.