Karen Johnson Davidson County
Batch# 895994 DEEDWARR
07/29/2022 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $858.40
20220729-0086644

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00.

Affiant 7/26/22 (KS)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2022.

Notary Public
MY COMMISSION EXPIRES: 3/6/24
File No. G22-16401

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Shirley F. Buckner (NAME)	New Owner (NAME)	058-15-0-151.00
1415 Gartland Avenue (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Lillian J. Daniel, an unmarried person,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shirley F. Buckner, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Creekwood North as of record in Book 4675, page 16, Register's Office for said County.

SAID Lot No. 31 fronts 80.0 feet on the westerly side of Timothy Drive and extends back between parallel lines 140.0 feet to a dead line, measuring 80.0 feet thereon.

Being the same property conveyed to Lillian J. Daniel, an unmarried person by Deed dated December 27, 1976, recorded December 28, 1976, in Book 5100, Page 820, in the Register's Office of Davidson County, Tennessee.

The said Lillian J. Daniel and Lillian Jean Daniel being one in the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Lillian J. Daniel is signed by his/her duly appointed Attorney-in-fact Chelsea D. Smith, pursuant to the Power of Attorney recorded in Instrument #_____, said Register's Office.

This is improved property, known as 4117 Timothy Drive, Nashville, TN 37218.

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 and assigns, forever, and we do covenant with the said GRANTEES that we 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, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 26 day of July, 2022.

Lillian J. Daniel by Chelsea D. Smith, Attorney-In-Fact

STATE OF Georgia
COUNTY OF Douglas)

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Chelsea D. Smith, Attorney in fact for Lillian J. Daniel, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26 day of July, 2022.

Notary Public My Commission Expires:

MARY VALENTINE NOTARY PUBLIC EXPIRES GEORGIA 09-05-2022 DOUGLAS COUNTY

PREPARED BY AND RETURN TO:

SMITH,SHOLAR,MILLIKEN,PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 7/26/22 (date of document).

Affiant Signature

7/29/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 29 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY