Karen Johnson Davidson County
Batch# 900424 DEEDWARR
08/08/2022 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20220808-0090007

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000.00

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: May 15, 2025
(AFFIX SEAL)

NICHOLAS BURRAGE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMMISSION EXPIRES MAY 15, 2025

T-VRES-22-307

**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) |
|---|---|---|
| **Marc Gauthier and Molly Gauthier** | New Owner | |
| (NAME) | (NAME) | 083-02-0-159.00 |
| **307 Chapel Ave** | 307 Chapel Ave | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37206** | 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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SARAH BUXBAUM, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARC GAUTHIER AND MOLLY GAUTHIER, HUSBAND AND WIFE**, 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:

Land in Davidson County, Tennessee, being part of Lot No. 12 of Block "B" on the Plan of the Subdivision of The Weakley Place, as of record in Book 161, Page 131, Register's Office for said County, being parts of Lot Nos. 2 and 3 on the unrecorded subdivision of said Lot No. 12, described according to a survey made by W. B. Southgate, Surveyor, April 24, 1937, as follows:

Beginning on the Westerly margin of Chapel Avenue, at a point 119 feet 2 inches South of the Southerly margin of Weakley Avenue, said point being the southeast corner of the property conveyed to H. L. Vantrease and wife, by deed from Alethia Beasley and husband of record in Book 1005, page 570, said Register's Office; thence with the Westerly margin of said Avenue, Southwardly 72 feet 4 inches to the Northeast corner of the property conveyed to Mayme M. Dyche by deed from The Myers Y. Cooper Company of record in Book 1217, page 210, said Register's Office: thence with the Northerly line of said Dyche property Westwardly 200 feet to a post; thence Northwardly 45 feet 2 inches to the Southwest corner of said Vantrease property; thence with the Southerly line of same as follows:

Eastwardly 128 feet 10 inches to the dividing line between said Lots Nos. 2 and 3 on the unrecorded plan at a point 68 feet 3 inches West of the Westerly margin of Chapel Avenue, as measured along said dividing line; thence Southwardly parallel with Chapel Avenue 7 feet; thence Eastwardly 22 feet 6 inches to the dividing line between said Lots Nos. 2 and 3. at a point 45 feet West of the Westerly margin of Chapel Avenue as measured along said dividing line, continuing in an Easterly direction 42 feet 6 inches in all 65 feet to the beginning.

Being the same property conveyed to Sarah Buxbaum, an unmarried woman by Warranty deed from Marshall Patrick Combs and wife, Sara Laine Ewen of record in Instrument No. 20210126-0011579 Register's Office for Davidson County, Tennessee, dated January 22, 2021 and recorded on January 26, 2021.

This Instrument was executed on behalf of Sarah Buxbaum, by Adam Jefferson pursuant to the Power of Attorney executed by Sarah Buxbaum on August 3, 2022, of record in ~~202208080090006~~, Register's Office for Davidson County, Tennessee.

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 161, Page 131 and Instrument No. 20040521-0059818, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **307 Chapel Ave, Nashville, Tennessee 37206**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 4 DAY OF AUGUST, 2022.

Sarah Buxbaum by Adam Jefferson, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam Jefferson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SARAH BUXBAUM, and who acknowledged he/she/they executed the same as the free act and deed of the said SARAH BUXBAUM.

Witness my hand and official seal, this the 4th of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

**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 08/08/2022 ____ (date of document).

Affiant Signature

08/08/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 8 day of August, 2022.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025