Karen Johnson Davidson County
Batch# 906757 DEEDWARR
08/23/2022 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20220823-0095227

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $385,000.00

Affiant

Subscribed and sworn to before me, this 18th day of August, 2022.

Notary Public

My commission expires: 9-6-22

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Emily Buckner **Angela Buckner**	New Owner	**104-06-0N-305.00**
305 Rose Hall		
Nashville, TN 37212		

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 HEREBY ACKNOWLEDGED, WE, **Dr. Jaycelyn R. Holland**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily Buckner and Angela Buckner, as tenants in common with rights of survivorship** 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 Unit 305 on the plan of Rose Hall Condominiums, of record in Book 6900, Page 379, in the Register's Office for Davidson County, Tennessee, which amends Lots 37, 38, 39, 40 and 41 of Bransford Realty Company's West End Avenue Place, of record in Book 332, Page 15, in said Register's Office. Rose Hall Condominiums is established under the Master Deed of record in Book 7307, Page 760, in said Register's Office, and pursuant to Section 66-27-101 et. seq. of the Tennessee Code Annotated.

Being the same property conveyed to Dr. Jaycelyn R. Holland by Deed dated 03/19/2021, from Kenneth Holland, of record in Instrument No. 20210331-0042135, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 104-06-0N-305.00

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 305 Rose Hall, Nashville, TN 37212.

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 in 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. 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 18th day of August, 2022.

Dr. Jaycelyn R. Holland

Dr. Jaycelyn R. Holland

STATE OF ~~TENNESSEE~~ New York AM
COUNTY OF ~~DAVIDSON~~ New York AM

On this ~~18th~~ 17th AM day of August, 2022, before me personally appeared **Dr. Jaycelyn R. Holland**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this ~~18th~~ 17th AM day of August, 2022.

Anniecia Murphy

Notary Public

Commission Expiration: 7/26/25

ANNIECIA MURPHY
Notary Public - State of New York
No. 01MU6420078
Qualified in New York County
My Commission Expires 07/26/2025

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 8-18-22.

Affiant Signature

8-19-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 19 day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY