Name and Address of New Owner:
CR Masonry Construction, LLC and Isidro Ramos Altamirano

Send Tax Bills To:
CR Masonry Construction, LLC and Isidro Ramos Altamirano

Karen Johnson Davidson County
Batch# 909290 DEEDWARR
08/29/2022 11:19:16 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20220829-0097158

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 009-00-0-185.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Elizabeth A. Bukis, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **CR Masonry Construction, LLC, a Tennessee Limited Liability Company and Isidro Ramos Altamirano,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Southerly part of the John T. Parker and William B. Parker property situated on Greenbrier (also known as Greenbriar) Road in Davidson County, Tennessee, and recorded in Deed Book 6473, Page 33, Register's Office of Davidson County, Tennessee, described as follows:

Beginning at a concrete monument in the easterly margin of Greenbrier (a/k/a Greenbriar) Road, said point being the southwesterly corner of the John T. Parker and William B. Parker Property as described in Deed Book 6473, page 33, said Register's Office; thence north (erroneously stated as south in prior deeds) 84 deg. 52' 49" east (erroneously stated as west in prior deeds), a distance of 1084.7 feet; thence north 47 deg. 38' 47" east, a distance of 328.13 feet; thence north 87 deg. 38' 23" west, a distance of 1478.83 feet to a point in the easterly margin of Greenbrier (a/k/a Greenbriar) road; thence along Greenbrier (a/k/a Greenbriar) road, south 31 deg. 15' east, a distance of 160.00 feet; thence south 16 deg. 30' east (erroneously stated as west in prior deeds), a distance of 252.37 feet to the point of beginning and containing 8.75 acres, more or less..

Being the same property conveyed to Elizabeth A. Bukis, a single woman by Warranty Deed from Christopher Albanese and Kathleen Porter, husband and wife of record in Instrument No. 20180808-0077927 Register's Office for Davidson County, Tennessee, dated August 06, 2018 and recorded on August 08, 2018. (Value of consideration shown in aforementioned deed $397,500.00.)

This is _X__ improved _____ unimproved property also known as 8004 Greenbrier Road Nashville, TN 37080.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of August, 2022.

_____ (SEAL)
Elizabeth A. Bukis

STATE OF TENNESSEE
COUNTY OF Cheatham

On this 24th day of August, 2022, before me personally appeared Elizabeth A. Bukis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of August, 2022.

_____
Notary Signature
My commission expires: 8/20/24

COUNTY OF CHEATHAM EMILY CROWDER TENNESSEE NOTARY PUBLIC

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF Cheatham)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $725,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
24th day of August, 2022.

Notary Public
My commission expires: 8/20/24
File No. 2022-504

COUNTY OF CHEATHAM
TENNESSEE NOTARY PUBLIC
EMILY CROWDER