BOX 10-A

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220942419** Karen Johnson Davidson County Batch# 923501 DEEDWARR 09/30/2022 09:43:26 AM 2 pgs Fees: $13.00 Taxes: $1,480.00 20220930-0107936	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me, this 29th day of September, 2022. Notary Public My Commission Expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

WARRANTY DEED

Address New Owner: Ba L. Ha and Thi N. Hoa Dong 6505 Upton Lane Nashville TN 37209	Send Tax Bills To: Pinnacle Bank 150 3rd Avenue South, Suite 1000 Nashville, TN 37201	Tax Information: Tax Parcel ID No.. 102 07 0 063.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert David Buckman, Sr., a single man,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ba L. Ha and Thi N. Dong, husband and wife,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Section 26, Charlotte Park, formerly "Beacon Square Sec. 2", of record in Plat Book 3700, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert David Buckman, Sr., a single man, by Warranty Deed from Robert D. Buckman, Jr., a single man, of record in Instrument No. 20160607-0057392, in the Register's Office of Davidson County, Tennessee, dated June 06, 2016 and recorded on June 07, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 26, Charlotte Park, formerly "Beacon Square Sec. 2", as recorded in Plat Book 3700, Page(s) 91.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4021, Page 71, as amended in Book 4142, Page 166.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4065, Page 67, as amended in Book 4142, Page 166.

This is improved property located at 6505 Upton Lane Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of September, 2022.

Robert David Buckman, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert David Buckman, Sr., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of September, 2022.

Notary Public
My Commission Expires: 12-8-24

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires
December 8, 2024