Karen Johnson Davidson County
Batch# 943163 DEEDWARR
11/21/2022 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20221121-0122981

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 200,000.00.

Affiant

Subscribed and Sworn before me this 15th day of November , 2022.

Notary Public
My commission expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
NAS Renovations LLC 410 S Mount Juliet Rd, Ste 235 C/O PMB 125 Mount Juliet, TN 37122-8473	New Owner	043-13-0-194

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, **Jessica Buford, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **NAS Renovations LLC, a Texas Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 5 of Block G on, the Plan of Forest Park Subdivision, of record in Book 843, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jessica Richards, unmarried, by Warranty Deed from Betty K. Stone, Administratrix/Administrator of The Estate of Thomas Warren Stone dated August 22, 2016 and recorded August 26, 2016 of record in Instrument No. 20160826-0089729, in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Book 843, page 44, said Register's Office.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 843, page 44, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

Jessica Richards has sense been married and is is now known as Jessica Buford.
For reference purposes, this property has never served as marital residence.

This is [X] improved [ ] unimproved property known as 318 Maple Street, Nashville, TN 37115 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 effective as of the 15th day of November , 2022.

Jessica Buford

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 15th day of November, 2022, before me personally appeared Jessica Buford, 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 15th day of November, 2022.

Notary Signature
My commission expires: 10/22/23



Certificate of Authenticity

I, Joshua A. Terry, 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 11/15/2022.

Affiant Signature

11/16/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/16/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON