Warranty Deed

Karen Johnson Davidson County
Batch# 955491 DEEDWARR
12/28/2022 10:26:05 AM 2 pgs
Fees: $13.00 Taxes: $2,164.50

20221228-0133042

M. CATHERINE CLEARY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $585,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of December, 2022.

Notary Public

My commission expires: 1-6-25

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Leah E. Bluestone	New Owner(s)	070-02-0B-001.00
2823 Old Buena Vista Road		
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSHUA STEIG MCDONALD, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEAH E. BLUESTONE, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 2823, on the plan of Homes at 2825 Old Buena Vista Road, a Horizontal Property Regime with Private Elements, of record in Exhibit "B", as shown on Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20210722-0098845, and amendments thereto, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Darryl D. Garrett by Warranty Deed from Eugene Campbell of record in Instrument No. 20010516-0050697 Register's Office for Davidson County, Tennessee, dated May 14, 2001 and recorded on May 16, 2001.

Said Darryl Dion Garrett died, intestate, February 2, 2003 survived by his wife, Patricia Denies Garrett and daughter Diondria Garrett.

Being a portion of the same property conveyed to Sean Rayvon Harris by Quitclaim Deed from Patricia Denise Garrett of record in Instrument No. 20040927-0116106 Register's Office for Davidson County, Tennessee, dated September 02, 2004 and recorded on September 27, 2004.

Being a portion of the same property conveyed to Sean Rayvon Harris by Quitclaim Deed from Ricky Lee Garrett of record in Instrument No. 20210510-0062809 Register's Office for Davidson County, Tennessee, dated March 06, 2021 and recorded on May 10, 2021.

Being a portion of the same property conveyed to Sean Rayvon Harris by Quitclaim Deed from Diondria Garrett of record in Instrument No. 20210513-0064925 Register's Office for Davidson County, Tennessee, dated December 27, 2020 and recorded on May 13, 2021.

Being a portion of the same property conveyed to XE Development Company, LLC by Warranty Deed from Sean Rayvon Harris, Nettie G. Williamson, and Annie R. Martin of record in Instrument No. 20210621-0083077 Register's Office for Davidson County, Tennessee, dated June 15, 2021 and recorded on June 21, 2021.

Being a portion of the same property conveyed to Joshua Steig McDonald, an unmarried man, by Tennessee Quitclaim Deed from XE Development Company, LLC of record in Instrument No. 20220729-0086639 Register's Office for Davidson County, Tennessee, dated July 29, 2022 and recorded on July 29, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2823 Old Buena Vista Road, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of December, 2022.

Joshua Steig McDonald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joshua Steig McDonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of December, 2022.

Notary Public

My Commission Expires: 7-7-25

