THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-5666-WE

Karen Johnson Davidson County
Batch# 976580 DEEDWARR
03/03/2023 10:01:15 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20230303-0015276

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 410,000.00.

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF March, 2023

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Jason Lee and Seung Lee	NEW OWNER	
5029 Edmondson Pike		147-10-0-056.00
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Anthony Buenger, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Seung Lee, a married man and Steve Jason Lee, an unmarried man, as joint tenants with right 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 Lot No. 301, on the Plan of Section Five, Caldwell County Estates, of record in Plat Book 3300, Page 16, Register's Office for said County, to which plan reference is hereby made for a more complete description. Included in the above description but excluded there from is that portion described as follows:

Beginning at a point, said point being the Southern property line and 25 feet from the centerline of Edmondson Pike, thence along said property line North 47 degrees 19' West for 5 feet to a point; thence North 42 degrees 41' East for 90 feet to a point on the common property line of parcel 56 on map #147-10, and parcel #57 on Map #147-10; thence along said property line South 47 degrees 19 minutes East for 5 feet to a point; thence along the existing right of way line of Edmondson Pike South 42 degrees 41' West 90 feet to the point of beginning and containing therein an area of 450 square feet, more or less.

Being the same property conveyed to Lauren Hungate and McKenzie Hungate by Warranty deed from Ryan Fulton Jones, unmarried, and Aubrey Rene Jones, unmarried, and Sandra Jones, married of record in Instrument No. 20191016-0106054 Register's Office for Davidson County, Tennessee, dated October 15, 2019 and recorded on October 16, 2019.

Being the same property conveyed to Anthony Buenger, married man by Warranty deed from McKenzie Hungate and Lauren Hungate of record in Instrument No. 20211201-0158714 Register's Office for Davidson County, Tennessee, dated November 29, 2021 and recorded on December 01, 2021. Anthony Buenger subsequently became an unmarried person by virtue of the Final Decree of Divorce entered on April 6, 2022 in Case No. DR-2022-900009.00 in the Circuit Court of Elmore County, Alabama in the case styled *Buenger Anthony W v. Buenger Esther J.*

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **5029 Edmondson Pike, Nashville, TN 37211**

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 is 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 our hands this the 2 day of March, 2023.

Anthony Buenger

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anthony Buenger,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2 day of March, 2023.

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

My Commission expires: _____

Notary Public