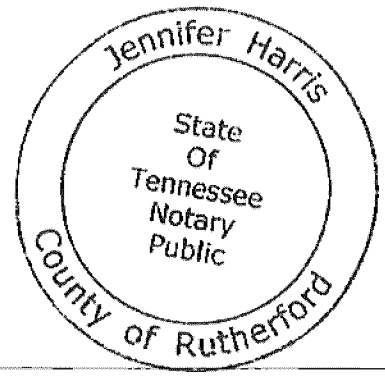
Karen Johnson Davidson County
Batch# 981135 DEEDWARR
03/15/2023 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,960.63
20230315-0018736



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $529,900.00

Affiant

Subscribed and sworn to before me, this the 15th day of March, 2023.

Notary Public

My Commission Expires: 9-21-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Alexander Griffin Boehm, Kathryn Maria Boehm, and Virginia Clare Boehm	NEW OWNER	142-13-0A-016.00 CO
7012 Northridge Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Brian Patrick Buffin, a single man

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alexander Griffin Boehm, an unmarried man, Kathryn Maria Boehm, an unmarried woman, and Virginia Clare Boehm, an unmarried woman

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. 16 on the Plan of Revised Phase I and Boundary Plat of Riverside, of record in Plat Book 6900, Page(s) 490 through 492, Revised in Plat Book 6900, Page 784 and Surveyor's Certificate of Correction in Instrument No. 20040506-0052081, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 16 fronts 60.00 feet on the Southerly margin of Northridge Drive and extends back between parallel lines 145.00 feet to a line in the rear, measuring 60.00 feet thereon.

BEING the same property conveyed to Brian Patrick Buffin, a single man, by Warranty Deed from Nancy Bennett Tutt and Charles Kelly Tutt, wife and husband, dated 9/8/2021 and recorded 9/15/2021 in Instrument No. 20210915-0123899; and being the same property previously conveyed to Nancy Bennett Tutt and Charles Kelly Tutt, wife and husband, by Warranty Deed from Mary S. Grissim, an unmarried woman, dated 6/26/2020 and recorded 7/1/2020 in Instrument No. 20200701-0071584, Register's Office for Davidson County, Tennessee.

Power of Attorney for Nancy Bennett Tutt and Charles Kelly Tutt of record in Instrument No. 20210915-0123898, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 7012 Northridge Drive, Nashville, TN 37221.

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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 my/our hand(s) this 15th day of March, 2023.

Brian Patrick Buffin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

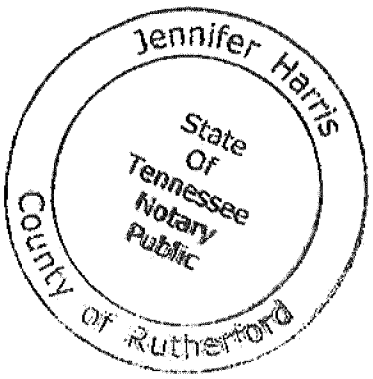
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian Patrick Buffin with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th of March, 2023.

Notary Public

My Commission Expires: 9.21.2024

(SEAL)



True Copy Certification

I, Jennifer Harris, 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 3.15.23 (date of document).

Affiant Signature

3.15.23

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15th day of March, 2023

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

