Karen Johnson Davidson County
Batch# 999307 DEEDWARR
05/03/2023 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20230503-0032845

	STATE OF TENNESSEE COUNTY OF DAVIDSON 37605 The actual consideration or value, whichever is greater, for this transfer is $290,000.00. Melinda Buehring Affiant Subscribed and sworn to before me, this 2nd day of May, 2023. Notary Public My commission expires:
(Notary Stamp)	KELLY E. COX NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 8, 2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Melinda Buehring and Thomas Buehring	Bank of America, TX2-979-01-02	163-16-0A-174.00-CO
5963 Monroe Xing	4500 Amon Carter Blvd	
Antioch, TN 37013	Fort Worth, TX 76155	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Nathan J. Beaulieu and Emily G. Beaulieu, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Thomas G. Buehring and Melinda L. Buehring, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 312, as shown on the map entitled Final Plat First Revision of Phase 3-A Provincetown, of record in Instrument No. 20060907-0110570, a revision of Instrument No. 20060824-0104715, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nathan J. Beaulieu and Emily G. Beaulieu, husband and wife by Warranty deed from Jonathan Isaac Baughman and Susan Sairtung Baughman, Trustees of The Baughman Family Trust Dated May 10, 2017 of record in Instrument No. 20201216-0148871 Register's Office for Davidson County, Tennessee, dated December 10, 2020 and recorded on December 16, 2020.

This is **improved** property known as **5963 Monroe Xing, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 2nd day of May, 2023.

Nathan J. Beaulieu

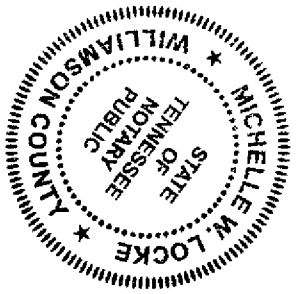
Emily G. Beaulieu

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Nathan J. Beaulieu and Emily G. Beaulieu, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 2nd day of May, 2023.

Notary Public
My Commission Expires: 9/14/25



Lenders Title Company File No. 23-001451-525

SP 11/2015

Tennessee Certification of Electronic Document

I, George Mudter, 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 5/2/23 (date of document).

Affiant Signature

5/2/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of May, 2023

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY