BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 1012243 DEEDWARR
06/07/2023 10 17 26 AM 2 pgs
Fees $13 00 Taxes $6,937 50

20230607-0043162

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,875,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF June, 2023

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL)

STATE TENNESSEE NOTARY PUBLIC DAWN MICHELLE DUNCAN WILLIAMSON COUNTY My Commission Expires 04-22-2025

THIS INSTRUMENT WAS PREPARED BY:
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Zeena Husain and David L Beavers	New Owner	
(NAME)	(NAME)	
4205 Murphy Road		103 08 0 086 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, WE, **PAUL BUCCHI, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZEENA HUSAIN AND DAVID L. BEAVERS, WIFE AND HUSBAND,** 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. 5 and the West half of Lot No. 6 on the Plan of C. H. Tritschler's Subdivision of Lots Nos. 347 - 348 and a part of Lot No. 349 on plan of West Lawn Subdivision, of record in Book 843, Page 51, said Register's Office.

Being the same property conveyed to Paul Bucchi, Married, by Warranty Deed from Bradley Bars, married, of record in Instrument No. Instrument No. 20220124-0008442, in the Register's Office of Davidson County, Tennessee, dated January 22, 2022 and recorded on January 24, 2022.

Being the same property conveyed to Bradley Bars, Married, by Warranty Deed from Anne Welsh Robertson, Unmarried, of record in Instrument No. 20211103-0147089, in the Register's Office of Davidson County, Tennessee, dated November 01, 2021 and recorded on November 03, 2021.

Being the same property conveyed to Anne Welsh Robertson, by Executor's Quitclaim Deed from Anne Welsh Robertson, Executor of the Estate of Samuel Graham Robertson III, deceased (the "decedent"), of record in Instrument No. 20050909-0108777, in the Register's Office of Davidson County, Tennessee, dated on September 01, 2005 and recorded on September 09, 2005.

Being the same property conveyed to Samuel G. Robertson, unmarried, by Warranty Deed from Richard C. Underwood, Unmarried, of record in Book 8480, Page 785, in the Register's Office of Davidson County, Tennessee, dated September 13, 1991 and recorded on November 06, 1991. The said Samuel Graham Robertson III died on September 27, 2004 and devised his entire interest in the subject property to Anne Welsh Robertson, Probate Case No. 05P-117, Probate Court Clerk's Office for Davidson County, Tennessee.

Property was not the marital residence for the Grantor

Dylan Potter herein signed as Attorney in fact for Paul Bucchi. Said Power of Attorney is of record Instrument No. 20230407-0043101 in the Registers office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4205 Murphy Road, Nashville, TN 37209
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 my hand this 5th day of June, 2023

Paul Bucchi by Dylan Potter, Atty in Fact

PAUL BUCCHI BY DYLAN POTTER, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me , Dylan Potter, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Paul Bucchi acknowledged that he executed the same as the free act and deed of Paul Bucchi

Witness my hand and official seal this 5th day of June, 2023

Commission expires

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025

Dawn Michelle Osborne

Notary Public