This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-1608-TC

Karen Johnson Davidson County
Batch# 1019813 DEEDWARR
06/27/2023 03:44:30 PM 2 pgs
Fees: $13.00 Taxes: $2,682.50
20230627-0049005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $725,000.00

Affiant

Subscribed and sworn to before me, this the 26th day of June, 2023.

Notary Public
My Commission Expires: 8/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Juan Martin Macias Alvarado 6325 Pettus Road Antioch, TN 37013	Bell Bank 500 Washington Ave. So. Ste 170 Minneapolis, MN 55415	181 00 0 203.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **John S. Buckner and wife, Debra K. Buckner**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Juan Martin Macias Alvaradoand Rosario R Yepez Bernabe, husband and wife**, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land lying in the 5th Civil District of Davidson County, Tennessee and being more particularly described according to survey by Robert J. Morris, 26 August 1989 as follows:

Beginning at an existing iron pin set in the Northerly right-of-way of Pettus Road, said point being the Southeast corner of the here-in described tract; thence running with the right-of-way of Pettus Road, N 84° 27' 03" W, 312.00 feet to an iron pin set in the right-of-way of Pettus Road; thence leaving said right-of-way and running, N 7° 25' 30" E, 976.44 feet to an iron pin set; thence S 45° 15' 39" E, 376.64 feet to an existing iron pin; thence S 6° 28' 16" W, 738.01 feet to the point of beginning and containing 6.00 acres.

Being the same property conveyed to John S. Buckner and wife, Debra K. Buckner, by Warranty Deed from Robert Pruiksma and wife, Mary Pruiksma, by and through their Lawful Attorney in Fact, Lola A. Taylor, of record in Instrument No. 20010607-0060295, in the Register's Office of Davidson County, Tennessee, dated June 01, 2001 and recorded on June 07, 2001.

This is improved property located at: **6325 Pettus Road, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 26th day of June, 2023.

GRANTOR:

John S. Buckner

Debra K. Buckner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John S. Buckner and Debra K. Buckner, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of June, 2023.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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 6/26/2023 (date of document).

Affiant Signature
Date 6/26/2023

State of TN
County of Williamson

Sworn to and subscribed before me this 26 day of June, 2023

Notary's Signature
MY COMMISSION EXPIRES: 6/26/27

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202306270049005