Karen Johnson Davidson County
Batch# 1021746 DEEDWARR
06/30/2023 03:47:30 PM 4 pgs
Fees: $23.00 Taxes: $3,422.50
20230630-0050370

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37734-06-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $925,000.00. Affiant Subscribed and sworn to before me this 30th day of June, 2023. Notary Public My Commission Expires: 10/2/23

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: James C. Buffkin, Heather H. Buffkin 615 Belle Meade Boulevard #110 Nashville, TN 37205	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 130020A00800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rachel G. Smith, Trustee of The Rachel G. Smith Living Trust dated October 3, 2005, amended and restated October 3, 2018** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James C. Buffkin and Heather H. Buffkin, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 615 Belle Meade Boulevard #110, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 30th day of June, 2023.

Rachel G. Smith (Trustee)

Rachel G. Smith, Trustee of The Rachel G. Smith Living Trust dated October 3, 2005, amended and restated October 3, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rachel G. Smith, Trustee of the Rachel G. Smith Living Trust dated October 3, 2005, amended and restated October 3, 2018, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2023.

Notary Public

My Commission Expires:

10-2-2023

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee being Unit No. C-2 on the Plan of Glencourt Condominiums of record in Plat Book 6250, page 162, Register's office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Glencourt Condominiums, a horizontal property regime established by Master Deed of record in Book 6396, page 825, re-recorded in Book 6402, page 279, amended in Instrument No. 200410130123308, Instrument No. 20100105-0000913 and Instrument No. 20171227-0131285 said Register's Office.

Being the same property conveyed to Rachel G. Smith, Trustee of The Rachel G. Smith Living Trust U/A/D June 14, 2013 by deed dated November 17, 2014 from Caroline Bartlett Webb, an unmarried person, of record in Instrument No. 20141120-0106881, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 130020A00800CO.
2. Belle Meade City taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No.: 130020A00800CO.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws for Glencourt Condominiums, of record in Book 6396, page 825 re-recorded in Book 6402, page 279, amended in Instrument No. 200410130123308, Instrument No. 20100105-0000913 and Instrument No. 20171227-0131285, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of of record in Book 6250, page 162, Register's Office for Davidson County, Tennessee.
6. Utility Easement of record in Book 5799, Page 510, Register's Office for Davidson County, Tennessee.

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 6/30/23 (date of document).

Affiant Signature

6/30/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of June, 2023

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

