WARRANTY DEED

Karen Johnson Davidson County
Batch# 1022537 DEEDWARR
07/05/2023 10.33 55 AM 2 pgs
Fees $13 00 Taxes $925 00

20230705-0051255

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Invest Holdings, LLC	**NEW OWNER**	
(NAME)	(NAME)	**071-08-0-336.00**
728 CRESTMARK DR		
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MS.GWENDOLYN BUCKNER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **INVEST HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 13 on the Plan of Rawls Homes Corporation of record in Plat Book 1130, Page 33, 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 13 fronts 50 feet on the Southerly side of Trinity Lane, and runs back between parallel lines, 184 feet to a dead line

Being the same property conveyed to Algernon Roland and wife, Blanche E Roland by Deed from Annette Boehms Hicks, single of record in Book 8151, page 752, Register's Office for Davidson County, Tennessee, dated July 11, 1990 and recorded on July 13, 1990

Being the same property conveyed to Blanche E Roland by Quitclaim deed from Algernon Roland of record in Book 10012, page 794, Register's Office for Davidson County, Tennessee, dated March 29, 1996 and recorded on April 11, 1996.

The said Blanche E Roland is deceased, having died on or about November 4, 2008 See Affidavit of Heirship recorded January 11, 2012 recorded in Instrument No 20120111-0002879 in the aforesaid Register's Office

Being the same property conveyed to Ms Gwendolyn Buckner by Quit Claim deed from Ms Shavondra Baker and Gwendolyn Cockrell of record in Instrument No 20221003-0108702 Register's Office for Davidson County, Tennessee, dated October 03, 2022 and recorded on October 03, 2022

The herein described property is not now nor ever has been the principal place of residence of the grantor or the grantor's spouse herein

This conveyance is subject to
- Taxes for the year 2023 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 33, Register's Office for Davidson County, Tennessee
- Any Easements retained in Warranty Deed of record in Book 8393, Page 422, in the Register's Office for Davidson County, Tennessee
- Sanitary Sewer and/or Storm Drainage Easement of record in Book 3956, Page 874, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **514 E Trinity Lane, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th DAY OF JUNE, 2023.

Gwendolyn Buckner by Paul Hinman, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of June, 2023

Notary Public
My Commission Expires. _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212