G #36773-5

WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 1023173 DEEDWARR 07/06/2023 02 33 13 PM 2 pgs Fees $13 00 Taxes $11,932 50 20230706-0051737	The actual consideration or value, whichever is greater, for this transfer is **$3,225,000.00.** Affiant Subscribed and sworn to before me, this 30th day of June, 2023 Notary Public My commission expires· (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204-3126

SANDRA DENISE WOODS · STATE OF TENNESSEE · NOTARY PUBLIC · SUMNER COUNTY · My Commission Expires 05-20-2024

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Brad K. Alexander **Suzanne S. Alexander**	**"NEW OWNERS"**	**146-02-0-001-00**
4805 Churchwood Drive		
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James C. Buffkin and Heather A. Buffkin, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brad K. Alexander and Suzanne S. Alexander, husband and wife

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

BEING Lot No. 146 on the Plan of Oak Hill Valley Subdivision, of record in Book 1835, Pages 15 and 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

SAID Lot No. 146 fronts 190 feet on the westerly side of Churchwood Drive and runs back between parallel lines 230 feet to a dead line which measures 190 feet thereon.

BEING the same property vested in James C. Buffkin and Heather A. Buffkin, husband and wife, by Warranty Deed dated August 18, 1997, from F. Wade McGregor and Mary P, McGregor, husband and wife, of record in Book 10574, Page 210, Register's Office for Davidson County, Tennessee. Heather A. Buffkin is now known as Heather H. Buffkin.

This instrument is being executed on behalf of James C. Buffkin and Heather H. Buffkin, husband and wife, pursuant to a Specific Power of Attorney executed by them on the 19th day June, 2023, of record in Instrument No. 20230706-0051736, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Plat Book 1835, Pages 15 and 16, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Sanitary Sewers and/or Storm Drainage Easement, Book 6975, Page 40, said Register's Office.

3) Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years not yet due and payable.

This is improved (X) Unimproved ( ) property, known as **4805 Churchwood Drive, Nashville, TN 37220**

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 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/our hand(s) this **30th** day of **June, 2023.**

James C. Buffkin by Mike Boyd, Attorney-in-Fact

James C. Buffkin by Mike Boyd, Attorney-in-Fact

Heather H. Buffkin by Mike Boyd, Attorney-in-Fact

Heather H. Buffkin by Mike Boyd, 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 aforesaid, the within named **Mike Boyd,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **James C. Buffkin, and wife, Heather H. Buffkin,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **James C. Buffkin, and wife, Heather H. Buffkin,** for the purpose therein contained, by signing the name of **James C. Buffkin, and wife, Heather H. Buffkin,** by himself as Attorney-In-Fact

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **June, 2023.**

Notary Public

My Commission Expires: 9-7-2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON