Karen Johnson Davidson County
Batch# 1030387 DEEDWARR
07/25/2023 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20230725-0057397

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

April M. Hickman
Affiant

Subscribed and sworn to before me this 21st day of July, 2023.

Notary Public
My Commission Expires: 10/2/2023

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

2023-256

Address of New Owner:	Send Tax Bills to:	Tax Information:
Greg Hutton Dozier	New Owner	
1351 General George Patton Road		142-09-0E-137.00
Nashville, TN, 37221		

WARRANTY DEED

For and in 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

Vanita Venee Buckley and Derelmy Buckley, wife and husband,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Greg Hutton Dozier, an unmarried man,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Unit No. 1351, together with the Carport designated No. 1351-C in River Plantation, Section Seven, A Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown by a map of record in Book 5200 at Pages 705 and 706, and as described in a Master Deed recorded in Book 6226, Page 9, in the Davidson County, Tennessee Register of Deeds Office.

Being a portion of the same property conveyed to Vanita Venee Buckley, a married person by Warranty Deed from Aaron Massey, married of record in Instrument No. 20190516-0046250, Register's Office for Davidson, Tennessee, dated May 9, 2019 and recorded on May 16, 2019.

Being a portion of the same property conveyed to Vanita Venee Buckley and Derelmy Buckley, a married couple by Quitclaim Deed from Vanita Venee Buckley, a married person of record in Instrument No. 20200310-0026493, Register's Office for Davidson, Tennessee, dated February 21, 2020 and recorded on March 10, 2020.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1351 General George Patton Road, Nashville, TN 37221.**

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 our hands this 21st day of July, 2023.

Vanita Venee Buckley

Derelmy Buckley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vanita Venee Buckley and Derelmy Buckley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of July, 2023.

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 7/21/2023.

D. Shayne Adair

7/24/2023

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 24 **day of** July, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman

Notary Public
My Commission Expires: 03/07/2026