Name and Address of New Owner:
Julian Buchi-Fotre
1012 N 2nd St
Nashville, TN 37207

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1041156 DEEDWARR
08/22/2023 12:05:30 PM 4 pgs
Fees: $23.00 Taxes: $736.30
20230822-0065534

Map & Parcel No: 081-11-0-193.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Julian N. Fotre, III as Attorney-in-Fact for Christine O'Neill Singer, a married woman and Julian Norman Fotre, III, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Julian Buchi-Fotre, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 403 on the Plan of McGavock Wetmore and Others Second Addition to Nashville, called the Addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for said County.

Said part of Lot No. 402 fronts 52 feet on the easterly side of D.B. Todd Boulevard, formerly 18th Avenue North and runs back between parallel lines 225 and one-half feet, more or less, on the northerly line and 237 feet on the southerly line, to an alley, measuring 50 feet thereon.

Being the same property conveyed to Suzanne K. Knutson, an unmarried person, by Warranty Deed from James A. Tillman, Successor Trustee of the Trusts of E. R. Buchi, Sr. UTD July 09, 1992, of record as Instrument Number 20021204-01490536, Register's Office for Davidson County, Tennessee, dated December 02, 2002 and recorded on December 04, 2002.

Said Susanne K. Knutson having deceased on January 08, 2023. Affidavit of Heirship of record in Instrument Number 20230404-0024213, said register's office- Affiant is Michael Dobrin. Affidavit of Heirship of record in Instrument Number 20230404-0024214, said register's office- Affiant is Risley Lawrence, Jr.

Being the same property conveyed to Christine O'Neill Singer, a married woman, and Julian N. Fotre, a married man, by Quitclaim Deed from Christine O'Neill Singer, a married woman, and Julian N. Fotre, a married man, of record as Instrument Number 20230404-0024212, Register's Office for Davidson County, Tennessee, dated April 3, 2023 and recorded on April 4, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE

INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of August, 2023.

_____ (SEAL)
Julian Norman Fotre, III

_____ (SEAL)
Christine O'Neill Singer by Julian Fotre, III, Attorney-In-Fact ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Julian N. Fotre, III with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of August, 2023.

STEVEN PAUL DISSER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

_____
Notary Public
My commission expires: 3/3/25

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 21st day of August, 2023, before me personally appeared **Julian Norman Fotre, III** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Christine O'Neill Singer,** and acknowledged that he executed the same as the free act and deed of the said **Christine O'Neill Singer.**

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

_____
NOTARY PUBLIC

My Commission Expires: 3/3/25

STEVEN PAUL DISSER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $199,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Julian Boelte-Fotré
(Affiant)

Sworn to and subscribed before me this
21st day of August, 2023.

Notary Public
My commission expires: 3/3/25

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. GNT-23-2936

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 8.21.23 .

Affiant Signature

8.21.23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 21 day of August, 2023.

Notary Signature

My Commission Expires: 05/09/2026

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON