Karen Johnson Davidson County
Batch# 1060875 DEEDWARR
10/16/2023 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20231016-0080979

WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF October, 20___.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Southeast Investment Capital Group LLC	SEND TAX BILLS TO: new owner	MAP-PARCEL NUMBERS
(NAME) **PO Box 120556**	(NAME)	14707010001
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **William Henry Buford or Rosalyn Elaine Buford, Trustee(s) of the William Henry Buford and Rosalyn Elaine Buford Revocable Living Trust,,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Southeast Investment Capital Group LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a concreter monument on the right of way (R/W) of Winston Ave W, said point being the northwest corner of Parcel 100.02 on Tax Map 147-07 Davidson County, TN, and the northeast corner of herein described tract;

Thence leaving R/W S 06° 08' 03" E 173.95' to an iron pin;

Thence N 85° 17' 00" W 183.32' to a concrete monument;

Thence N 03° 09' 00" E 168.89' to an iron pin on R/W;

Thence with R/W of Winston Avae W S 86° 01' 33" E 155.20' to the point of beginning containing 28,763.64 Sq. Ft. or 0.66 ac.

Being the same property conveyed to William Henry Buford or Rosalyn Elaine Buford, Trustee(s) of the William Henry Buford and Rosalyn Elaine Buford Revocable Living Trust, by virtue of that certain Quit Claim Deed dated November 30, 1990, and being of record at Book 11731, Page 591 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tn, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 4422 Winston Ave W Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 13th day of October, 2023.

William Henry Buford or Rosalyn Elaine Buford, Trustee(s) of the William Henry Buford and Rosalyn Elaine Buford Revocable Living Trust

William Henry Buford Trustee
By: William Henry Buford, Trustee

Rosalyn Elaine Buford, Trustee
By: Rosalyn Elaine Buford, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **William Henry Buford or Rosalyn Elaine Buford, Trustee(s) of the William Henry Buford and Rosalyn Elaine Buford Revocable Living Trust,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of October, 2023.

Notary Public

My Commission Expires: 3.3.2025



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 October 13, 2023.

Affiant Signature

10/13/2023

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 13 day of October, 2023.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY