23-4758

Return to:
Four Star Title, LLC
2500 N. Mount Juliet Rd.
Mt. Juliet, TN 37122

Prepared By and Return to:
Authority Title and Escrow
745 S Church St Ste 407
Murfreesboro, TN 37130

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

File Number: TN-23-1622

Karen Johnson Davidson County
Batch# 1076638 DEEDWARR
11/30/2023 09:18:54 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20231130-0092394

Subscribed and sworn to before me, this 8th day of November, 2023.

Notary Public
My Commission Expires: 10-26-25

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Lavesha Doris and Phoenix Doris	UNITED WHOLESALE MTG.	136-15-0A-003-00
3405 Old Anderson Road	585 SOUTH BLVD E	
Antioch, TN 37013	PONTIAC, MI 48341	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Basil Buchanan, Jr., unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Phoenix E Doris and Lavesha O Doris, husband and wife , as joint Tenants with rights of survivorship**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 3, Unit 104 on the Plan of Watercrest Townhomes, Phase 1, as shown on plan of record in Book 8250, Page 888, Register's Office for Davidson County, Tennessee, to which reference is hereby for a more complete description thereof.

Being the same property conveyed to Basil Buchanan, Jr. by Warranty Deed from Pamela Dahlstrom, unmarried, dated July 31, 2008, of record in Instrument Number 20080806-0080884, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3405 Old Anderson Road, Unit 104, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 7th day of November, 2023.

Basil Buchanan, Jr.

State of Georgia
County of Cobb

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Basil Buchanan, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, GA., this 7th day of November, 2023.

ROBERT L THOMPSON NOTARY PUBLIC MY COMMISSION EXPIRES 1/28/2024 COBB COUNTY, GEORGIA

Notary Public at Large
My Commission Expires: 1-28-2024