This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1084903 DEEDWARR
12/21/2023 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,069.30
20231221-0098546

State of TN
County of Williamson

The actual consideration or value, whichever is greater for this transfer is: $289,000

Jennifer Russell
Affiant Signature

Subscribed and sworn to before me on this the 19th day of Dec, 2023.

Notary Public

My Commission expires 06/23/25

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Brett M Buckles and Aisha A Buckles
5448 Hickory Park Dr.
Antioch, TN 37013

SEND TAX BILLS TO:
Brett M Buckles and Aisha A Buckles
Same as above

MAP AND PARCEL NUMBER: Tax ID #: 17304001000

WARRANTY DEED

23NT01219

Effective the 19 Day of Dec, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Spirit Foster, unmarried

Hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

Brett M Buckles and Aisha A Buckles, a married couple

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **CHEATHAM,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B, Lot No. 69 on the Plan of Resubdivision of Lots 69, 70 and 70A, Hickory Park Villa, Section Two, of record in Plat Book 6250, Page 464 and amended in Book 6250, Page 465, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Spirit Hope Foster from Andrew Daniel Cornelius, by Quitclaim Deed dated 08/15/2023 and recorded 08/17/2023 in Instrument No. 20230817-0064402, Register's Office of said County.

BEING the same property conveyed to Spirit H. Foster and Andrew Daniel Cornelius, wife and husband by Warranty Deed, from Brandon Adams, an unmarried man, dated 01/18/2019 and recorded 01/25/2019 of record in Instrument No. 20190125-0007646, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 5448 Hickory Park Dr, Antioch, TN 37013-4344

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. I do covenant with 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, expect for those matters appearing of record and real property taxes. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEEA, their heirs and assigns, against all 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 the 19 day of Dec, 2023.

Spirit Foster

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Spirit Foster,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Tanya Stafford
Notary Public

My commission expires: 2-14-2024

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Grace Vance, 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 12/19/23.

Date

Affiant Signature

12/19/23

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 19th day of Dec, 2023.

Notary's Signature

My Commission Expires: 6/23/25

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY