Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
23-0370

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Holly Kay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of January, 2024

Notary Public

Commission Expires: _____

Sondra Moungey
Notary Public
Maury County, State of Tennessee
My Commission Expires January 22, 2025

Karen Johnson Davidson County
Batch# 1090198 DEEDWARR
01/10/2024 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20240110-0002158

Address of New Owner	Send Tax Bills To:	Map & Parcel
Keith Gordon Buell and Kira Danielle Buell 507 General George Patton Road Nashville, TN 37221	Rocket Mortgage, LLC 1050 Woodward Ave Detroit, MI 48226-1906	142-09-0F-507.00 CO

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, I/WE,

Eddie T. McCurry, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Keith Gordon Buell and Kira Danielle Buell, married to each other

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 507, together with the Carport designated No. 507-C, of River Plantation, Section VIII, Phase 2, a Condominium, a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the Plan of River Plantation, Section VIII, Phase 2, Condominium Apartments, recorded in Book 6900, Pages 514-517, as amended in Book 6900, Pages 654-657, Register's Office for Davidson County, Tennessee, and established by a Master Deed, of record in Book 7417, Page 396, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete identification.

BEING the same property conveyed to Eddie T. McCurry and wife, Diane L. McCurry by Warranty Deed from Donald O. Peterson and wife, Roberta A. Peterson, dated 2/6/1996 and recorded 2/13/1996 in Book 9946, Page 470, Register's Office for Davidson County, Tennessee. Diane L. McCurry having since died 11/21/15, leaving Eddie T. McCurry as the surving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 507 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of January, 2024.

Eddie T. McCurry

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Eddie T. McCurry** 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 Hendersonville, Tennessee this 10th day of January, 2024.

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
(Notary Seal)

Notary Public
My Commission Expires: 8-20-24

Certificate of Authenticity

I, Holly Ray, 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 1/10/2024.

Date

Holly Ray

Affiant Signature

11/30/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of November, 2023.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

