Karen Johnson
Batch # 1092879
01/23/2024 01:13:53 PM
Fees: $13.00 Taxes: $1,091.50

Davidson County
DEEDWARR
2 pgs

20240123-0004174

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

State of TENNESSEE
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $295,000.00

Affiant Signature

Subscribed and sworn to before me on this the 17th Day of JAN, 2024

Notary Public

My Commission expires 9/6/2026

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Estela Lujan
256 Buck Run Dr
Nashville, TN 37214

SEND TAX BILLS TO:
Estela Lujan
256 Buck Run Dr
Nashville, TN 37214

MAP AND PARCEL NUMBER: 122010A43200CO

WARRANTY DEED
23NT01239

Effective the 17th Day of JAN, 2024 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,

Donna J. Slack, an unmarried woman

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

Estela Y. Lujan, an unmarried woman

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

Land in Davidson County, Tennessee, being Unit No. 21 in Woodland Point, Phase X, a private element horizontal property regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a horizontal property regime with private elements of record as Instrument No. 20001011-010144, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument Number 20020725-0089575, said Register's Office (the "First Supplement"), further amended by Second Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020904-0107261, said Register's Office (the "Second Supplement", the First Supplement, Second Supplement and the original declaration being collectively referred to as the "Declaration", to which reference is hereby made. The Easements, Restrictive Covenants, Co-Owners and Tenants of Woodland Point, Phase X, a private element horizontal property regime, contained in the said Declaration, the plan files as Exhibit "C" to said Second Supplement appearing at page 4 thereof, and By Laws appended thereto as Exhibit "B" appearing at page 32 of the original Declaration, said Register's Office.

Being the same property conveyed to Donna J. Slack, an unmarried woman from Jewuana Jobe, an unmarried woman, by Warranty Deed dated 07/12/2016 and recorded 07/15/2016 in Instrument No. 20160715-0072851, Register's Office of said County.

This is an improved property commonly known as: 256 Buck Run Dr, Nashville, TN 37214-4739

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

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. We 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. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, 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 16 day of JAN, 2024.

Donna J. Slack

Donna J. Slack

State of TN
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Donna J. Slack**, 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.

Notary Public
My Commission expires: 1/25/26



