G#37097-2

WARRANTY DEED

Karen Johnson
Batch # 1104430
02/26/2024 09:46:42 AM
Fees: $13.00 Taxes: $1,428.20
20240226-0012825

Davidson County
DEEDWARR
2 pgs

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$386,000.00.**

David Buckner
Affiant

Subscribed and sworn to before me, this the 23rd day of February, 2024.

Notary Public

My commission expires: 5/9/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David Buckner	**"New Owner"**	**151 01 0 A 135 00 CO**
3220 Newington Cove		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Rebecca DeVane, an unmarried woman

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Buckner, an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 135 on the Plan of Chatham Pointe, as of record in Book 6900, Pages 444 thru 447, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Rebecca DeVane, an unmarried woman, by Special Warranty Deed dated January 31, 2008, from Regions Bank, of record in Instrument No. 20080205-0011801, Register's Office for Davidson County, Tennessee.

THE conveyance of the above-described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 6900, Pages 444 thru 447, Register's Office for Davidson County, Tennessee;

2) Conveyance of common area to Chatham Pointe Homeowners Association, Inc., of record in Book 7683, Page 718, Register's Office for Davidson County, Tennessee;

3) Deed of General Warranty Flowage Easement and Roadway Easement of record in Book 3891, Page 476, Register's Office for Davidson County, Tennessee;

4) Deeds of Conveyances to the Metropolitan Government, Department of Water and Sewerage Services of record in Book 7748, Pages 440, 444, and 493, and in Book 9698, Pages 51 and 104, Register's Office for Davidson County, Tennessee;

5) Declaration of Covenants, Conditions and Restrictions of Chatham Pointe, of record in Book 7358, Page 656, and as amended in Book 7538, Page 792, in Book 7599, Page 812, and in Book 8667, Page 381, Register's Office for Davidson County, Tennessee;

6) By-Laws of Chatham Pointe Homeowners Association, Inc., of record in Book 8679, Page 446, Register's Office for Davidson County, Tennessee;

7) Charter of Chatham Pointe Homeowners Association, Inc., of record in Book 7597, Page 977, Register's Office for Davidson County, Tennessee; and,

8) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property, known as: **3220 Newington Cove, 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 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/our hand(s) this 23 day of **February, 2024.**

Rebecca DeVane

Rebecca DeVane

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Rebecca DeVane,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23 day of **February, 2024.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 12/14/24