STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIR 5/9/2026
(AFFIX SEAL)

ROSEMARY HOLST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson
Batch # 1105902
02/29/2024 09:35:03 AM
Fees: $13.00 Taxes: $1,628.00

Davidson County
DEEDWARR
2 pgs

20240229-0013901

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5407 Main St., Suite 103
Spring Hill, TN 37174

18-NSH24-07199

Address of New Owner:	Send Tax Bills to:	Tax Information:
Chandler Bueche and Mary Armbuster Bueche 1001 Beech Bend Drive Nashville, TN 37221	SAME	156 05 0 006.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and 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, **Kimanh Thi Bui and Joe A. Pham, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Chandler Bueche and Mary Armbuster Bueche, husband and wife**, hereinafter called the Grantees, their successors 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. 776, on the plan of Section Four-First Addition, Harpeth Woods, of record in Book 5200, Page 635, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Kimanh Thi Bui and Joe A. Pham, wife and husband, by Warranty Deed from Patrick Houseman and Andrea Houseman, husband and wife, of record in Instrument No. 20221031-0117247, in the Register's Office of Davidson County, Tennessee, dated October 26, 2022 and recorded on October 31, 2022.

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This property is improved property known as: **1001 Beech Bend Drive, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 27th day of February, 2024

Kimanh Thi Bui

Joe A. Pham

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kimanh Thi Bui and Joe A. Pham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 27th day of February, 2024.

Notary Public

My Commission Expires: 10/25/2026

TIERRA STAGGS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY