THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF ~~Davidson~~** Rutherford KP The actual consideration or value, whichever is greater, for this transfer is **$590,000.00.** **Affiant** Subscribed and sworn to before me, this **1st day of March, 2024.** **Notary Public** **My commission expires:** 9/21/27

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 1107291 DEEDWARR
03/04/2024 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20240304-0014952

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Peyton Buehrer and Hailey Buehrer **204 Sweetgum Court** **Nashville, TN 37221**	New Owners	**155-08-0A-049.00-CO** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Annamma Varkey and husband, Abraham Varkey**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Peyton Charles Buehrer and Hailey Broughton Buehrer, husband and wife**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 49, Poplar Creek Estates, Phase I, as of record in Book 6250, page 647, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Annamma K. Varkey and husband, Abraham Varkey by Warranty Deed from Ali Shahossenini of record in Instrument No. 20021219-0156802 Register's Office for Davidson County, Tennessee, dated December 16, 2002 and recorded on December 19, 2002.

WHEN RECORDED RETURN TO
Momentum Title, LLC
271 Robert Rose Dr
Murfreesboro, TN 37130
File No: 4-2715-KP

HE-2024-025

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **204 Sweetgum Court, 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 do 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 in 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 **1st day of March, 2024.**

Abraham Varkey

Annamma Varkey

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 1st day of March, 2024, before me personally appeared Abraham Varkey, Annamma Varkey and , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of March, 2024.

Notary Signature
My commission expires: 5/20/2025

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

HE-2024-025

- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 3/1/24 (date of document).

Emma Howard

Affiant Signature

Date: 3/1/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of March, 2024.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

