WARRANTY DEED

File No. GTO-2024-534



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 day of March, 2024

Notary Public

MY COMMISSION EXPIRES: 9.21.26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee, LLC
1602 W Northfield Blvd., Ste 2
Murfreesboro, Tennessee 37129
(615)-203-3054

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adriana Serafin, Jose Luis Serafin, and Guadalupe Arroyo De Serafin	New Owner	
3580 Albee Drive		086-10-0-033.00
Nashville, TN 37076		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned,

CHARLES E. BUCHANAN AND ANDREA BUCHANAN

has this day bargained and sold and does hereby transfer and convey unto,

ADRIANA SERAFIN, UNMARRIED AND JOSE SERAFIN AND GUADALUPE ARROYO, HUSBAND AND WIFE, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

their heirs and assigns, forever, that 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. 26A Zone Lot Division on the Plan of Chapelwood Section 2 of record in Plat Book 5200, Page 715, amending Plat Book 5200, Page 83, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles E. Buchanan, Jr unmarried by Warranty Deed from Jack E. McCasland and wife, Carolyn McCasland of record in Book 9431, page 132, Register's Office for Davidson County, Tennessee, dated August 04, 1994 and recorded on August 08, 1994.

Being the same property conveyed to Brenda J. Fisher Trustee by Quitclaim Deed from Charles E. Buchanan Jr of record in Book 11215, page 760, Register's Office for Davidson County, Tennessee, dated November 13, 1998 and recorded on November 28, 1998 and within the same deed the said Brenda J. Fisher, Trustee conveyed his interest in the subject property to Charles E. Buchanan, Jr and wife, Andrea Buchanan.

Karen Johnson Davidson County
Batch# 1108440 DEEDWARR
03/07/2024 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20240307-0015825

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property and believed to be known as: 3580 Albee Drive, Nashville, TN 37076 but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 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 our hands this 4th day of March, 2024.

Charles E. Buchanan

Andrea Buchanan

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Charles E. Buchanan and Andrea Buchanan, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this March 4, 2024.

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 11/22/2025

RETURN RECORDED DOCUMENTS TO:
Bell & Alexander Title Services, Inc.
1639 Medical Center Pkwy, STE 201
Murfreesboro TN 37129
615-724-6220

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 3-4-24.

Affiant Signature

3-7-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY