WARRANTY DEED

Karen Johnson Davidson County
Batch# 1145251 DEEDWARR
06/10/2024 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20240610-0043397

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2028

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jordan Smith and Ingrid Smith	Legacy Home Loans, LLC DBA Steadfast Mortgage	073-16-0-011.00
(NAME)	(NAME)	
2445 Vale Lane	1036 Stearman Drive Ste 6	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Neal C. Buchanan and Gail C. Buchanan, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Jordan Smith and Ingrid Smith, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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. 88 on the Plan of Sunset View, Section 1, Revised, of record in Book 2663, Page 27-28, Register's Office for Davidson County, described as follows:

Beginning at a point in the northerly margin of Cabin Hill Road, a common corner of Lots 87 and 88; thence northerly along the line between said lots 101.6 feet to a point; thence northwesterly continuing along the line between said lots 19.3 feet to the common corner of Lots 87, 88 and 89; thence easterly along the line between Lots 88 and 89, 150.7 feet to a point in the westerly margin of Vale Lane; thence southerly along said margin 185 feet to the beginning of a curve; thence southwesterly around said curve 31.42 feet to a point in the northerly margin of Cabin Hill Road; thence westerly along said margin 145 feet to the point of beginning.

Being the same property conveyed to Neal C. Buchanan and wife, Gail C. Buchanan by Warranty Deed from James C. Lampley and wife, Charlene J. Lampley, dated 02/26/1971, of record in Book 4482, Page 716, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all 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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2445 Vale Lane, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2336975
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 7th day of June, 2024.

Neal C. Buchanan

Neal C. Buchanan

Gail C. Buchanan

Gail C. Buchanan

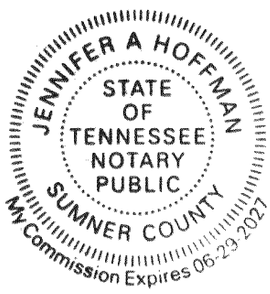
State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Neal C Buchanan and Gail C Buchanan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of June, 2024.

Jennifer A Hoffman

Notary Public:
My Commission Expires: 4/29/27



RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

True Copy Certification

I, **Tammy Carney,** 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 true and exact copy of the original document executed and authenticated according to law on this the 7th day of June, 2024.

Affiant Signature

Date 6/7/24

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027