Karen Johnson
Batch # 1167509
08/12/2024 02:38:37 PM
Fees: $13.00 Taxes: $2,220.00

Davidson County
DEEDWARR
2 pgs

20240812-0060627

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-24-2223

WARRANTY DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $600,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 8/12/2024

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
6312 Highway 41 A, Suite 104B
Pleasant View, TN 37146
File # 2024-12163-LLC

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank, please use the address of the new owner**	MAP-PARCEL
Jackson Price and Hannah Trott	CMG Home Loans	072-08-0-236.00
2223 Ravenwood Drive	3160 Crow Canyon Rd. #400	
Nashville, TN 37216	San Ramon, CA 94583	

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,

David Todd Buckles and Etienne Meyer Geldenhuys Buckles, husband and wife

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

Jackson Price, an unmarried man, and Hannah Trott, an unmarried woman, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL, TO-WIT:

Land in Davidson county, Tennessee, being Lot No. 196, on the Plan of Dalewood, Section III, as shown by plat of record in Plat book 1835, Page 20, in the register's office for Davidson county, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to David Todd Buckles and Etienne Meyer Geldenhuys Buckles, A Married Couple, as Tenants by the entirety, by Deed from David Todd Buckles and Etienne Meyer Geldenhuys Buckles, as joint tenants with right of survivorship, dated 02/23/2022, recorded 03/08/2022, of recorded in Instrument no. 20220308-0026459, of the Public Records of Davidson County, Tennessee.

This is property known as 2223 Ravenwood Drive Nashville, TN 37216

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE SAID REGISTER'S OFFICE.

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) 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 GRANTEE(S), 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 on 8/6/24.

David Todd Buckles

Etienne Meyer Geldenhuys Buckles

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, David Todd Buckles and Etienne Meyer Geldenhuys Buckles, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 8/6/24.

NOTARY PUBLIC
My Commission Expires: 7/25/26

DANA L. AUSTIN
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY