WARRANTY DEED

Karen Johnson Davidson County
Batch # 1173339 DEEDWARR
08/22/2024 04:16:29 PM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20240822-0064742

#17297

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Dru Buchan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2024

LaTrece McAdoo
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dru Buchan	New Owner	082-03-0-253.00
(NAME)	(NAME)	
1120 Meridian Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ricky Wood,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Dru Buchan,** hereinafter called the GRANTEES, their heirs 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. 153 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, as of record in Book 332, Page 40, Register's Office for Davidson County, Tennessee. Said Lot No. 153 fronts 50 feet on the Westerly side of Meridian Street and extends back between parallel lines 173-1/2 feet to an alley.

Being the same property conveyed to Ricky Wood by Warranty Deed from Troy McKnight dated April 10, 2017 of record in Instrument No. 20170413-0036471, Register's Office for Davidson County, Tennessee. Also reference Scrivener's Affidavit of record in Instrument No. 20231017-0081388, said Register's Office. The said Ricky Wood being one and the same as Ricky Kyle Wood.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1120 Meridian Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 21st day of August, 2024.

Ricky Wood

State of Georgia
County of Jackson

Personally appeared before me, the undersigned, a Notary Public on and for said County and Sate, the within named Ricky Wood with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Jackson Co., Georgia, this the 21 day of August, 2024.

Notary Public
My Commission Expires:

HOLLY ASHWORTH NOTARY PUBLIC JACKSON COUNTY, GEORGIA MY COMMISSION EXPIRES 6/20/25

File No.: 17297