WARRANTY DEED

Karen Johnson Davidson County
Batch# 1179173 DEEDWARR
09/09/2024 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,771.30
20240909-0069189

File No. AP-24-6993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES JUNE 23, 2026

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jackson Lee Buckner and Brenna Elizabeth Buckner	New Owner	
(NAME) 1633 54th Avenue North, #11	(NAME)	091-03-0B-021.00-CO
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Chelsea Hartigan, unmarried, as to a One-Half (1/2) undivided interest, and Daniel Hartigan and wife, Denise Hartigan, as to a One-Half (1/2) undivided interest, all as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jackson Lee Buckner and Brenna Elizabeth Buckner, husband and wife** HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 21 of Silo Bend Homes, a Horizontal Property Regime With Private Elements, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180709-0066260, amended in Instrument No. 20180814-0080169, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "D" to said Declaration and the By-Law appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Chelsea Hartigan, unmarried, as to a One-Half (1/2) undivided interest, and Daniel Hartigan and wife, Denise Hartigan, as to a One-Half (1/2) undivided interest, all as joint tenants with right of survivorship by Quitclaim Deed from Chelsea Hartigan, unmarried, and Daniel Hartigan and wife, Denise Hartigan, all as joint tenants with right of survivorship, of record in Instrument No. 20220324-0033021, Register's Office for Davidson, County, Tennessee, dated Feb. 24, 2022 and recorded on March 24, 2022.

This is property more commonly known as 1633 54th Avenue North, #11, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 5th day of September, 2024.

Chelsea Hartigan

Daniel Hartigan

Denise Hartigan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of September, 2024, before me personally appeared Chelsea Hartigan, 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 4th day of September, 2024.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of September, 2024, before me personally appeared Daniel Hartigan and Denise Hartigan, 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 5th day of September, 2024.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Sept 5, 24 (date of document).

Jennifer L. Pennell

Sept 9, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9 day of Sept, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

