WARRANTY DEED

Karen Johnson Davidson County
Batch # 1180188 DEEDWARR
09/10/2024 02:57:22 PM 2 pgs
Fees: $13.00 Taxes: $333.00

20240910-0069830

Y-IHG-24-59

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/8/28

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
New Horizon Homes LLC	**NEW OWNER**	
(NAME)	(NAME)	**105-04-0-049.00**
3908 Lebanon Pike Unit 893		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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 consideration, the receipt of which is hereby acknowledged, **JESSICA BUFORD, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NEW HORIZON HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County being part of Lot No. 124 on the Plan of John Trible's First Addition to Nashville, of record in Book 19, Page 220, Register's Office for Davidson County, and described as follows:

Beginning at the Northwest intersection of Lincoln Street and a 9-foot easement created in a deed from Emma T. Davis and husband to Percy Brown and wife, of record in Book 794, Page 312, said Register's Office, thence Northerly along the Westerly margin of Lincoln Street 46.97 feet more or less to the Southwest intersection of an alley; thence along the Southerly margin of said alley, Westerly 50 feet to a point, the Northwest corner of said lot No. 124; thence Southerly 46 feet to the North line of said 9-foot easement; thence with the margin of the same Easterly 55.46 feet more or less to the beginning.

Being the same property conveyed to Walter Drew and his wife Emma Drew by Warranty Deed from James A. Davis of record in Book 1641, page 309, Register's Office for Davidson County, Tennessee, dated October 06, 1948 and recorded on October 07, 1948.

Being the same property conveyed to Mary E. Howard by Quitclaim Deed from Jimmie Jennings, Emma Johnson, Grace Allen and Barbara J. Yates, as heirs at law of Emma Drew, deceased of record in Book 5703, page 645, Register's Office for Davidson County, Tennessee, dated November 26, 1980 and recorded on November 26, 1980.

Being the same property conveyed to Pawnee T. Howard and wife, Mary E. Howard by Quitclaim Deed from Mary E. Howard and George W. Finney of record in Book 5703, page 648, Register's Office for Davidson County, Tennessee, dated January 26, 1981 and recorded on January 26, 1981.

Affidavit of Inheritance in Book 10732, Page 162.

Being the same property conveyed to Jessica Buford by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20181001-0096917 Register's Office for Davidson County, Tennessee, dated October 01, 2018 and recorded on October 01, 2018.

The herein described property is not now nor has ever been the principal place of residence of the grantor or the grantor's spouse herein.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 19, Page 220, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 794, Page 312, in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **59 Lincoln Street, Nashville, Tennessee 37210**.

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), their heirs and 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), 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(s) this the 6 DAY OF SEPTEMBER, 2024.

Jessica Buford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA BUFORD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of September, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212