WARRANTY DEED

Karen Johnson Davidson County
Batch# 1191223 DEEDWARR
10/09/2024 08:53:30 AM 2 pgs
Fees: $13.00 Taxes: $2,701.00
20241009-0078306

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF OCT., 2024

Notary Public

MY COMMISSION EXPIRES: 1-26-25

JAMES T. STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025

(AFFIX SEAL)

MST 2024-1452

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Buis, Trustee of the Buis Living Trust dated August 28, 2023	NEW OWNERS	103-05-0-039.00
(NAME) 5707 Knob Road	(NAME) 7261 WATERVIEW PT.	
(ADDRESS) Nashville, TN 37209	(ADDRESS) NOBLESVILLE IN 46062	
(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, WE, **Mary Catherine McCarthy and Peter Gerard King, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael W. Buis, Trustee of the Buis Living Trust dated August 28, 2023,** 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. 70 on the Plan of Hillwood Park of record in Plat Book 3300, Page (s) 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary Catherine McCarthy and Peter Gerard King, wife and husband by Warranty Deed from Thomas Nathan Loftis, Sr and wife, Barbara A. Freeman-Loftis of record in Instrument No. 20070705-0079754 Register's Office for Davidson County, Tennessee, dated June 25, 2007 and recorded on July 7, 2007.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 3300, Page (s) 27 and 28 as amended in Book 4687, Page 883, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 3312, Page 104, in the Register's Office for Davidson County, Tennessee.

This property, known as 5707 Knob Road, Nashville, TN 37209
(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 our hand this 7th DAY OF October, 2024.

Mary Catherine McCarthy

Mary Catherine McCarthy

Peter Gerard King

Peter Gerard King

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at office, this 7th day of October, 2024.

Notary Public

My commission expires: 3-23-27

(SEAL)

Amelia Swanson State of Tennessee Notary Public Williamson County

True Copy Certification

I, Yvette Meldrum, 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 October 7, 2024.

Affiant Signature

October 7, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7th day of October 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3-23-27

Amelia Swanson State of Tennessee Notary Public Williamson County