Karen Johnson Davidson County
Batch# 1200997 DEEDQC
11/04/2024 09:19:30 AM 7 pgs
Fees: $38.00 Taxes: $619.95
20241104-0085346

File No: 100900592

After Recording, Send to:
National Link
1000 Commerce Drive, Suite 300
Pittsburgh, PA 15275

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
WILLIAM DONALD BUCKLEY, III, 2412 Rollett CT, Nashville, TN 37211

Tax Parcel Number: 172-15-0A-251.00

QUITCLAIM DEED

SAMANTHA L. WARY, unmarried, and **WILLIAM DONALD BUCKLEY, III,** unmarried, ("Grantor"), of 2412 Rollett CT, Nashville, TN 37211 for and in consideration of $1.00 (One Dollar and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims his/her/their interest to **WILLIAM DONALD BUCKLEY, III,** unmarried, ("Grantee"), whose tax mailing address is 2412 Rollett CT, Nashville, TN 37211 with quitclaim covenants, the following described real estate:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 258 ON THE PLAN OF SECTION THIRTEEN, HOLT WOODS, R20 RESIDENTIAL P.U.D. OF RECORD IN PLAT BOOK 9700, PAGE (S) 598 AND 599, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Assessor's Parcel No: 172-15-0A-251.00

Property Address is: 2412 Rollett CT, Nashville, TN 37211

BEING THE SAME PROPERTY AS CONVEYED FROM KEVIN LAZAS AND DANIELLE LAZAS, HUSBAND AND WIFE TO WILLIAM DONALD BUCKLEY, III, AN UNMARRIED MAN AND SAMANTHA L. WARY, AN UNMARRIED WOMAN, TENANTS IN COMMON WITH EXPRESSED RIGHTS OF SURVIVORSHIP AS DESCRIBED IN WARRANTY DEED, INSTRUMENT NO. 20201216-0148692, DATED 12/11/2020, RECORDED 12/16/2020, IN DAVIDSON COUNTY RECORDS.

As part of the consideration shown herein, the grantee promises to pay the indebtedness remaining due on that certain promissory note dated 12/11/2020, in the original amount of $370,500.00, and to assume the obligations shown in the Deed of Trust executed to secure performance thereof, which was recorded 12/16/2020, Instrument number 20201216-0148693 of Davidson County records.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on Oct 11, 2024.

Samantha L Wary
SAMANTHA L. WARY

STATE OF TN
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **SAMANTHA L. WARY**, personally known to me, or has produced Drivers Licens as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 11 day of Oct 2024.

Notary Public Ann Stathos Donnell
My Com Exp 07/03/28

ANN STATHOS DONNELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Executed by the undersigned on Oct 11, 2024

William Donald Buckley III
WILLIAM DONALD BUCKLEY, III

STATE OF TN
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **WILLIAM DONALD BUCKLEY, III**, personally known to me, or has produced Drivers License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 11 day of Oct, 2024.

Notary Public Ann Stathos Donnell
My Com Exp 07/03/28

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $167,553.99.

William Donald Burr III
Affiant

Subscribed and sworn ~~to before~~ me on this the 11th day of Oct, 20 24.

Notary Public Ann Stathos Donnell

My Commission Expires: 07/03/28

SEAL

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF IN
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $167,553.99.

Samantha L Wang
Affiant

Subscribed ~~and sworn to~~ before me on this the 11 day of Oct, 20 24.

Notary Public Ann Stathos Donnell

My Commission Expires: 07/03/28

SEAL



Certificate of Authenticity

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Angela Bixler 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 the 11th of October 2024 (date of document).

Angela Bixler

Affiant Signature Date 24 October, 2024

State of PA **County of** Allegheny

Sworn to and subscribed before me this 24 **day of** October **2024.**

Notary's Signature – James Quigley

MY COMMISSION EXPIRES: 12/16/2024

NOTARY'S SEAL (if on paper):

Commonwealth of Pennsylvania - Notary Seal
James Quigley, Notary Public
Allegheny County
My commission expires December 16, 2024
Commission number 1387790
Member, Pennsylvania Association of Notaries