WARRANTY DEED

NATHAN SWANN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY
MY COMMISSION EXPIRES MARCH 15, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew T. Buckley	New Owner	150-07-0-132.00
(NAME)	(NAME)	
3205 Autumn Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1202409 DEEDWARR
11/06/2024 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20241106-0086383

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 considerations, the receipt of which is hereby acknowledged, I/we Tangible Assets LLC, a Tennessee limited liability company hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Matthew T. Buckley, an unmarried man hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, being Lot No. 113 on the Plan of The Country Subdivision, Section 4A, as of record in Book 5200, Pages 138 and 139, Register's Office for Davidson County, Tennessee, To which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Wanda W. Moore by Quitclaim Deed from Robert H. Moore, II, dated 08/25/2008, of record in Instrument No. 20080910-0092618, Register's Office for Davidson County, Tennessee.

The said Wanda June Moore died intestate on 05/20/2023, leaving the said Shelley Leigh Moore, Heir-at-Law for the Estate of Wanda June Moore, as evidenced in the affidavit of heirship being recorded in Instrument No. 20240412-0026244, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tangible Assets, LLC, a Tennessee Limited Liability by Warranty Deed from Shelley Leigh Moore, Heir-at-Law for the Estate of Wanda June Moore, dated 04/11/2024, of record in Instrument No. 20240412-0026245, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3205 Autumn Drive, Antioch, TN 37013

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 30th day of October, 2024.

Tangible Assets LLC

By: _____

David K. Irwin

State of Tennessee
County of Sumner

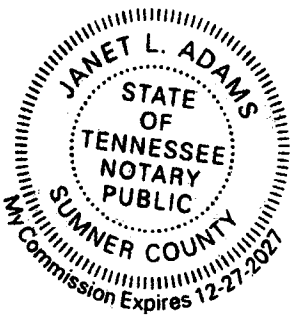
Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David K. Irwin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the Sole Member within named bargainor, a Tennessee Limited Liability Company, and that he/she as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said David K. Irwin, as such Sole Member.

Witness my hand and Official seal this 30th day of October, 2024.

_____

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 10/30/24.

Affiant Signature

11/5/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of November, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY