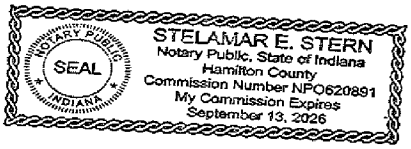
Karen Johnson Davidson County
Batch# 1203043 DEEDWARR
11/08/2024 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,183.63
20241108-0087376

 (Notary Stamp)	STATE OF ~~TENNESSEE~~ Indiana COUNTY OF ~~DAVIDSON~~ Hamilton The actual consideration or value, whichever is greater, for this transfer is $319,900.00. X Robin S. Van Buren Affiant Subscribed and sworn to before me, this 6th day of November, 2024. Stelamar E. Stern Notary Public My commission expires: 09-13-2026

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Robin S. Van Buren and Martin Van Buren	Guild Mortgage Company LLC	142-06-0C-016.00-CO
813 Williamsburg West Drive	5887 Copley Drive	
Nashville, TN 37221	San Diego, CA 92111	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Amanda Karns, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Robin S. Van Buren and Martin Van Buren, wife and husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Property situated in Davidson County, Tennessee

Unit Number 74B of Doral Country Villa Condominiums, Section Four (4) a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 5050, Page 61, as amended by Revision of Lots 73 and 74 on the plan of Williamsburg West of record in Plat Book 5060, Page 127, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for a more complete and accurate description, together with the said apartment's appurtenant undivided interest in the general limited common elements of the condominium.

Being the same property conveyed to Amanda Marie Karns, a single woman by Warranty Deed from Sonya R. Erickson, unmarried of record in Instrument No. 20140702-0058439 Register's Office for Davidson County, Tennessee, dated June 30, 2014 and recorded on July 02, 2014.

Being the same property conveyed to Amanda Karns, unmarried by Quitclaim Deed from Amanda Marie Karns n/k/a Amanda Karns, unmarried of record in Instrument No. 20190517-0046598 Register's Office for Davidson County, Tennessee, dated May 10, 2019 and recorded on May 17, 2019.

This is improved property known as **813 Williamsburg West Drive, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 8th day of November, 2024.

Amanda Karns

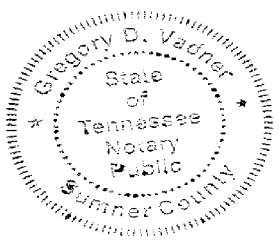
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Amanda Karns, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 8th day of November, 2024.

Notary Public
My Commission Expires: 5-23-27

Lenders Title Company File No. 24-000715-626



Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 8th day of November, 2024

Robert L. Scruggs, Affiant — Date: 11-8-2024

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 8th day of November, 2024.

Notary's Signature

My Commission Expires: 9-8-2025

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025