Karen Johnson Davidson County
Batch# 1206889 DEEDQC
11/20/2024 09:44:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241120-0090151

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
615 Main Street, Suite B25
Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Andrew Buford and Jessica Buford 1214 Habersham Way Franklin, TN 37067	SAME	059-08-0-019 00

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 30 day of October, 2024, between **Andrew Buford, a married man,** a resident of Williamson County, Tennessee ("Grantor"), and **Jessica Buford, a married woman** (collectively "Grantee"),

W I T N E S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No 134 A, on the Plan of of Zone Lot Division Lots No 134 & 135, Trinity Hills Village, Section Four Third Addition, of record in Book 6250, page 236, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description Said plan amends the lot previously shown as Lot No 134 on the plan of Trinity Hills Village, Sectio Four, Third Addition, of record in Book 5200, page 248, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Andrew Buford, a married man, by Warranty Deed dated August 18, 2023, from Wenford Barnes, a married man, of record in Instrument No. 20230821-0064857, Register's Office for Davidson County, Tennessee

This is improved property known as: **2800 Vista Lane, Nashville, TN 37207**

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

_____(L.S.)
Andrew Buford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Andrew Buford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in DAVIDSON County, Tennessee, this 30 day of October, 2024.

_____
Notary Public
My Commission Expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

_____
Affiant/Grantee

Subscribed and sworn to before me this 18th day of November, 2024.

_____
Notary Public
My commission expires: 03/03/2027

DEVIN KERN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 30, 2024

November 18, 2024

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 18 day of November, 2024

Notary Public: _____

My Commission Expires: 7.6.26