WARRANTY DEED

Karen Johnson
Batch # 1220009
12/26/2024 12 46 55 PM
Fees $13 00 Taxes $2,401 30

Davidson County
DEEDWARR
2 pgs

20241226-0099825

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES 5/6/28
(AFFIX SEAL)

DANA DELWORTH · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 5/6/2028

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Amanda Patrick	same as NEW OWNER	110 03 0A 082 00
(NAME) 2598 Hessey Pass	(NAME)	
(ADDRESS) Mount Juliet, TN 37122	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, **Lucas Buchholz, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Amanda Patrick,** unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Being land in Davidson County, Tennessee, Lot No 82, on the Plan of Final Phase 3, Lakeside Meadows, of record in Instrument 20150406-0029421, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description

Being the same property conveyed to Lucas Buchholz and Courtney Buchholz, husband and wife from Frank Batson Homes, Inc by Warranty Deed dated July 24, 2015 and recorded on July 27, 2015 in Instrument No 20150727-0073340, Register's Office for Davidson, County, Tennessee

Further being the same property conveyed to Lucas Buchholz from Courtney Buchholz by Quitclaim Deed dated July 12, 2021 and recorded on July 19, 2021 in Instrument No 20210719-0096313, Register's Office for Davidson County, Tennessee

return to
RUDY TITLE & ESCROW, LLC
2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212
FILE NUMBER B-P-24-2776

This conveyance is subject to (a) all restrictions of record; (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record, and (e) all matters referenced in the master deed and by-laws, and (f) all applicable government and zoning regulations.

This is improved property, known as 2598 Hessey Pass, Mount Juliet, TN 37122

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, her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 my hand this 19th day of December, 2024

Lucas Buchholz

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Lucas Buchholz, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 19th day of December, 2024

Notary Public

My Commission Expires 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY