Karen Johnson Davidson County
Batch# 1232473 DEEDWARR
01/31/2025 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,364.30
20250131-0007340

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 241049193** TAYLOR JANDRO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/24/2028 DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $639,000.00. Affiant Subscribed and sworn to before me, this 29th day of January, 2025. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Elizabeth Ann Buffler and Martyn Buffler 2332 Forest Lake Dr Nashville TN 37211	Send Tax Bills To: NEW OWNER	Tax Information: Tax Parcel ID No. 180-04-0A-176.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brenda Stults-Brodows, unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Martyn Buffler and Elizabeth Buffler, married to each other**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Section Five, Highland Creek, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20040915-0111296, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brenda Stults-Brodows, unmarried woman by Warranty Deed from Katherine Almond, a single woman of record in Instrument No. 20210806-0106215 Register's Office for Davidson County, Tennessee, dated August 04, 2021 and recorded on August 06, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025, a lien mot yet due and payable.

Subject to all matters shown on the Plan of record in Plat at Instrument No. 20040915-0111296, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11568, Page 311, as supplemented in Instrument No. 200004130037474, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Book 11568, Page 301, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed to HOA for Open Space of record in Instrument Number 20031014-0151693, Instrument No. 20041229-0153516 and Instrument No. 20080813-0083149, the Register's Office for Davidson County, Tennessee.

Maintenance Easement Agreement of record in Instrument Number 200006220062243, in the Register's Office for Davidson County, Tennessee.

Easement for Ingress and Egress of record in Book 5266, Page 40, in the Register's Office for Davidson County, Tennessee.
Easement for Sanitary Sewer of record in Book 10419, Page 470, Book 10419, Page 504, Book 10419, Page 516 and Book 10316, Page 569, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary and/or Storm Drainage as set forth in instrument of record in Book 10569, Page 732, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Book 11338, Page 738, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2332 Forest Lake Dr Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor warrants this instrument is effective as of the 29th day of January, 2025.

Brenda Stults-Brodows

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brenda Stults-Brodows, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of January, 2025.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 January 27th 2025

Affiant Signature

01/27/2025

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 27th day of January, 2025.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY