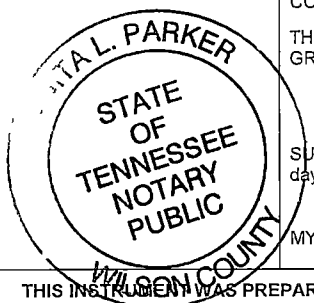
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2025

Notary Public

MY COMMISSION EXPIRES 4/29/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
Jinjin Lin, a married person,	Jinjin Lin, a married person,	34-14-26
(NAME)	(NAME)	
104 Coachlight Ct	104 Coachlight Ct	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No 20250173

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Christopher C Buck** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jinjin Lin, a married person,** , hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Certain real property situate in the 9th Civil District of Davidson County, Tennessee, and described as follows

Being Lot No 1 on the Plan of Stanley Heights, as of record in Book 3300, page 74, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof

BEING the same property conveyed to Christopher C Buck, married, by Warranty Deed from Higinio Sanchez Gonzalez and wife, Leonor Tolentino Campos, dated 07/23/2024 and filed of record in Instrument No 20240723-0055538, Register's Office for Davidson County, Tennessee

"This property is not/was not a marital residence of the grantor herein and as such is not subject to homestead, dower or other marital interest as contemplated by T C A 26-2-307 or other similar statutes

RESTRICTIONS

This conveyance is made subject to restrictions appearing of record in Book 3405, page 286, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat

Unimproved ☐

This is improved ☒ property, known as 301 Aurora Avenue, Madison, TN 37115
(House No) (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 GRANTEES, their heirs and assigns forever, and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used any gender shall be applicable to all genders

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property

Karen Johnson Davidson County
Batch # 1241829 **DEEDWARR**
02/27/2025 10 51 32 AM 2 pgs
Fees $13 00 Taxes $1,324 60



20250227-0014604

Witness my hand this 24th day of February, 2025

Christopher C Buck

Christopher C Buck

STATE OF Tennessee)
County OF ~~Robertson~~ Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Christopher C Buck, 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, at office, this 24th of February, 2025

Notary Public
My Commission Expires 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY