Karen Johnson Davidson County
Batch# 1248092 DEEDWARR
03/19/2025 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20250319-0019770

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

File No. AD-25-8941

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Autumn Faughn	**New Owner**	
(NAME)	(NAME)	119-01-0D-002.00-CO
3316 Tinney Pl		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Katherine Irene Buhl, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Autumn Faughn, a married woman, and Mathew Dwyer, a married man, as tenancy by entirety**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 2, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 2216 Wickson Avenue, A Horizontal Property Regime with Private Elements of record as Instrument No. 20170207-0012923 and being shown on Plat attached thereto as Exhibit "B", 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 Katherine Irene Buhl, a single woman by Warranty Deed from John Womack, Jr, an unmarried person of record in Instrument No. 20201210-0144207 Register's Office for Davidson County, Tennessee, dated December 02, 2020 and recorded on December 10, 2020.

This is property more commonly known as 2216B Wickson Avenue, Nashville, TN 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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, 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/our hand this 7th day of March, 2025.

K Buhl
Katherine Irene Buhl

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 7th day of March, 2025, before me personally appeared Katherine Irene Buhl, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of March, 2025.

Kellie A. Schatz
Notary Signature
My commission expires: 07-15-25

KELLIE A. SCHATZ
Notary Public - Arizona
Maricopa Co. / #609377
Expires 07/15/2025

Certificate of Authenticity

I, Adde Dilworth, 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 **March 7, 2025**.
Date

Affiant Signature

03/07/2025
Date

State of TENNESSEE
County of **DAVIDSON**

Sworn to and subscribed before me this **7th** day of **March**, 20**25**

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (of on paper)

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026