Karen Johnson Davidson County
Batch# 1263245 DEEDWARR
04/22/2025 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20250422-0030921

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ALLYN G PINKSTON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 06-24-2025

W-BR-25-5028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ashlyn Bufton	New owner	
(NAME)	(NAME)	**161-02-0-159.00**
5028 Meta Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **COLIN SCHILLER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHLYN BUFTON, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being further described as follows:

Being Lot No. 51 on the Plan of McMurray Place, Section Two, as of record in Book 5200, page 440, said Register's Office, to which plat reference is hereby made for a more particular description.

Said Lot No. 51 fronts 80.62 feet on the Northeast margin of Meta Drive and extends back 173.14 feet on the Southeasterly line and 163.96 feet on the Northwesterly line to a line in the rear which measures 23.42 feet thereon.

Being the same property conveyed to Colin Schiller by Warranty Deed from Lisa Long, Executrix of The Estate of Maxine K. Turney of record in Instrument No. 20250225-0013741 Register's Office for Davidson County, Tennessee, dated February 24, 2025 and recorded on February 25, 2025. The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5200, Page 440, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5939, Page 231, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for Water/Sewerage Services of record in Book 5968, Page 965 and Book 5968, page 970, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 5028 Meta Drive, Nashville, Tennessee 37211.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 22nd DAY OF APRIL, 2025.

Colin Schiller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COLIN SCHILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of April, 2025.

Notary Public
My Commission Expires: 11-3-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **April 22, 2025**.

Date

Allisyn G. Pinkston

Affiant Signature

4/22/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025