Prepared by ~~and Return to:~~
Hywater Title
836 N Thompson Lane Ste 2B
Murfreesboro, TN 37129

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-TAN-25-8804

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 440,000 00

Affiant

Subscribed and Sworn before me this 8th day of May , 2025

Notary Public
My commission expires

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

ADDRESS OF NEW OWNER	SEND TAX BILLS DUE	TAX INFORMATION
Katelyn McKeen and Emily Flores 804 Evergreen Trail, Madison, TN 37115	New Owner	052-16-0-079

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Andrew Buford, Married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Katelyn McKeen and Emily Flores, Both Married,** "the Grantee," the following described real estate in Davidson County, Tennessee

Land in Davidson County, Tennessee, being Lot No 60, on the Plan of Marlin Meadows, Section No 4, of record in Book 2133, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

BEING the same property conveyed to Nashville Metro Holdings, LLC, A Tennessee Limited Liability Company by Warranty Deed from Benjamin William Holder and Carmen Holder, husband and wife dated September 9, 2024 and filed of record in Instrument No 20240911-0070008, Register's Office for Davidson County, Tennessee

Further, being the same property conveyed to Andrew Buford, married, by Warranty Deed from Nashville Metro Holdings, LLC, A Tennessee Limited Liability Company, dated September 10, 2024 and recorded September 11, 2024 of record in Instrument No 20240911-0070052 in the Register's Office of Davidson County, Tennessee

This is investment property and is not nor has it ever been the primary resident of the grantor or his spouse

This is [X] improved [ ] unimproved property known as 804 Evergreen Trail, Madison, TN 37115

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, (e) all matters referenced in any master deed and by-laws, and (f) all applicable government and zoning regulations

Karen Johnson
Batch # 1271566
05/09/2025 02 46 18 PM
Fees $13 00 Taxes $1,628 00

Davidson County
DEEDWARR
2 pgs

20250509-0036765

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 8th day of May , 2025.

Andrew Buford

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 8th day of May, 2025, before me personally appeared Andrew Buford, 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 8th day of May, 2025

Notary Signature
My commission expires

NICHOLAS S HOWELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
09/18/2027
COUNTY OF RUTHERFORD