Karen Johnson Davidson County
Batch# 1275779 DEEDWARR
05/20/2025 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20250520-0039742

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is 315,000.00. Affiant Subscribed and sworn to before me, this the 16th day of May, 2025. Notary Public My commission expires: 3-20-28 (AFFIX SEAL)

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows: Tyler Buckley	Send Tax Bills To: SWBC Mortgage Corp.	Map-Parcel Numbers 150-01-0-345-00
2808 Lera Jones Drive	9311 San Pedro #100	
Antioch, TN 37013	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Cory David Soellinger, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew T Buckley, an unmarried man

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:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Edge-O-Lake Estates, Section 18 of record in Plat Book 4675, Page 84, 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 Cory Soellinger, an unmarried man by Warranty Deed dated April 5, 2018, from Amanda Dean, Successor Trustee of The 2808 Lera Jones Trust, of record in Instrument No. 20180410-0033578, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2025, and all subsequent years not yet due and payable. Map and Parcel 150-01-0-345-00.

8. The Plan of record in Plat Book 4675, page 84, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

9. Restrictive Covenants contained in instrument of record in Book 4797, page 410, said Register's Office.

This is improved (X) Unimproved (____) property, known as 2808 Lera Jones Drive, Antioch, TN 37013.

singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness this 16th day of May, 2025.

Cory David Soellinger

Julina Fernandez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be of Cory David Soellinger, a married man, ** and who further acknowledged that he/she, as such , being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as for the said .

Witness my hand and official seal at Nashville, Tennessee, this 16th day of May, 2025.

Notary Public

My Commission Expires: 5/9/2026

** and Julina Fernandez

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5/16/25.

Affiant Signature

5/16/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY