Karen Johnson Davidson County
Batch# 1298229 DEEDWARR
07/16/2025 01:05:30 PM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20250716-0056216

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 6.29.27
(AFFIX SEAL)

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Ryan Bufkin	Rocket Mortgage, LLC	059 05 0 140.00
(NAME)	(NAME)	
4183 Farmview Drive	1050 Woodward Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **William M. Kennedy, a married man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Ryan J. Bufkin**,

hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of BUENA VISTA ESTATES, SECTION 4, of record in Plat Book 4300, Page 81, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 145 fronts 80.07 feet on the Westerly side of Farmview Drive and extends back 143.9 feet on the North line and 145.0 feet on the South line, to a dead line in the rear, measuring 93.18 feet thereon.

Being the same property conveyed to William M. Kennedy, unmarried man, by Warranty Deed from George Seibert Tregoning and Ellie Tregoning, husband and wife, of record in Instrument No. 20210803-0104280, in the Register's Office of Davidson County, Tennessee, dated August 02, 2021 and recorded on August 03, 2021. The above-described property has never been the principle residence of the grantor and his spouse.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 4183 Farmview Drive, Nashville, TN 37218
(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 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.

Effective the 15th day of July, 2025.

William M. Kennedy

STATE OF TENNESSEE

COUNTY OF Williamson

On this 15th day of July, 20 25, before me personally appeared William M. Kennedy, 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 (or person's) free act and deed.

Notary Public

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 6-27-26

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 **__07/15/2025_____ (date of document)**.

Affiant Signature

_____07/15/2025_____
Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this
_15th__ day of
_____July_____, 20_25__.

Notary's Signature
My Commission Expires:_____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029