Karen Johnson Davidson County
Batch# 1317729 DEEDWARR
09/03/2025 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20250903-0070157

Prepared by:
Security Title & Escrow Co., LLC
1500 Hatcher Lane
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Miriam Hanna Buckner, an unmarried woman,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Garret R. Key, an unmarried man,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee, being Unit A, as set out in Declaration of Covenants, Conditions, and Restrictions and By Laws for Fairway Townhomes, Phase One, a Horizontal Property Regime with Private Elements recorded in Instrument No. 20110421-0030846, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal.

BEING the same property conveyed to Miriam Hanna Buckner by deed dated January 10, 2018 of record in Instrument No. 20180119-0005675, Register's Office of Davidson County, Tennessee.

Map & Parcel: 53-02-B-1.00

Property Address: 1609-A Merritt Street, Old Hickory, TN 37138

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the **DAVIDSON** County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 26 day of August, 2025.

Miriam Hanna Buckner

STATE OF Kentucky
COUNTY OF Fayette

Personally appeared before me, the undersigned, **Miriam Hanna Buckner**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26 day of **August, 2025**.

PETER KEENEY
Notary Public
Commonwealth of Kentucky
Commission Number KYNP80280
My Commission Expires Oct 2, 2027

My commission expires:
10.02.2027

Notary Public

STATE OF Kentucky - Fayette COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$295,000.00**.

Affiant

PETER KEENEY
Notary Public
Commonwealth of Kentucky
Commission Number KYNP80280
My Commission Expires Oct 2, 2027

Subscribed and sworn to before me, this 26 day of **August, 2025**.

My commission expires:
10.02.2027

Notary Public

Name and Address of New Owner:

Garret Robert Key

1609-A Merritt Street

Old Hickory, TN 37138

Name and Address of New Owner Responsible of the payment of the Property Taxes

New Owner

Certificate of Authenticity

I, Joshua A. Terry, 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 8/26/2025.

Affiant Signature – Joshua A. Terry

8/29/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/29/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27