This instrument prepared by:
Smith.Sholar.Milliken.Matthews.PLLC
1164 Nashville Pike
Gallatin, TN 37066
G25-24003

Karen Johnson Davidson County
Batch# 1317830 DEEDQC
09/03/2025 12:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250903-0070302

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) **John H. Buckner and Mary Buckner**	(NAME) Same as New Owner	144-02-0-020
(STREET ADDRESS) 1130 CRATER HILL DR.	"	
(CITY) (STATE) (ZIP) NASHVILLE TN 37215	(CITY) (STATE) (ZIP) "	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **John H. Buckner** Grantor, does hereby quitclaim and convey unto **John H. Buckner, an unmarried man, and Mary Buckner, an unmarried woman, as tenants in common with right of survivorship,** the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Lot No. 69, as shown on the Plan of Chickering Hills Subdivision, Section Three, as of record in Book 2663, Page 17, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the easterly margin of Crater Hill Drive, said point being the southwest corner of Lot No. 70; thence with the southerly line of lot No. 70 eastwardly 304.5 feet to a concrete monument; thence south 35° 06' east 153 feet to a point in the margin of an unnamed dedication; thence with a curve in the margin of said dedication having a radius of 50 feet, 68.21 feet to a point, said point being the northeast corner of Lot No. 68; thence with the northerly line of said Lot No. 68 westwardly 349.5 feet to a point in the easterly margin of Crater Hill Drive; thence northwardly with said easterly margin of Crater Hill Drive 306.16 feet to the point of beginning.

Being the same property conveyed to John H. Buckner by Quitclaim Deed dated September 16, 1998 from Henry K. Buckner, III and Mary C. Buckner, recorded September 22, 1998, in Book 11121, Page 957, in the Register's Office of Davidson County, Tennessee.

The property address is 1130 Crater Hill Dr., Nashville, TN 37215

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 25 day of August, 2025

Affiant

My commission expires: October 24, 2028
(Affix Seal)

Notary Public

MALLORY S. SACRE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Witness my hand this 25 day of August, 2025.

John H. Buckner

STATE OF TENNESSEE
COUNTY OF Davidson

On this 25 day of August, 2025, before me personally appeared **John H. Buckner,** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 25 day of August, 2025.

Mallory S. Sacre
Notary Public

October 24, 2028
My Commission Expires:



Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 **08/25/2025** (date of document).

Affiant Signature

08/25/2025

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this **25th** day of **August**, 20**25**.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29