2025-1788-TN

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$404,000.00.**

Affiant

Subscribed and sworn to before me this 24th day of October, 2025

Notary Public
My Commission expires: 8/3/26
(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1337227 DEEDWARR
10/22/2025 12:38:30 PM 2 pgs
Fees: $13.00 Taxes: $1,494.80
20251022-0084203

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Roberta Rae Buckley	Roberta Rae Buckley	075-13-0-029
3844 Bonnacreek Drive	3844 Bonnacreek Drive	
Hermitage, TN 37076	Hermitage, TN 37076	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda Williams, an unmarried woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Roberta Rae Buckley, an unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 361 on the Plan of HERMITAGE HILLS, SECTION 3 of record in Plat Book 2900, Page 97, 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 Wanda Williams by Warranty Deed from William Vaden Stafford, an unmarried man, dated July 3, 2025 and recorded July 9, 2025 at Instrument Number 20250709-0053891 in the Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **Taxes and assessments for the year 2025 and subsequent years a lien, but not yet due and payable.**
2. **All matters of record on plat of record in Book 2900, Page 97, in the Register's Office of Davidson County, Tennessee.**

This is improved property known as: **3844 Bonnacreek Drive, Hermitage, TN 37076.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, her heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that she is lawfully seized in fee of the afore described real estate; that she has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS our hands this 21st day of October, 2025.

Wanda Williams

Wanda Williams

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 21st day of October, 2025.

Notary Public
My commission expires 8/3/26

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, **Andy Maloney, 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 **10/21/2025** (date of document).

Affiant Signature
Date **10/21/2025**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **21** day of **October**, 20**25**.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2024

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY