WARRANTY DEED

Karen Johnson Davidson County
Batch# 1345478 DEEDWARR
11/13/2025 07:58:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20251113-0090255

Y-BE-25-5221

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

TAYLOR CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires July 27, 2026
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Julie Gibson Groover	**SWBC Mortgage Corporation**	
(NAME)	(NAME)	**098-05-0-118.00**
5221 Dove Trl.	**9311 San Pedro, Ste 100**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIFFANY BUCHANAN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JULIE GIBSON GROOVER, MARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 19, on the plan of Hunter's Point Subdivision, of record in Plat Book 5200, Page 736, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sandra J. Dillard, unmarried by Warranty Deed from Robert H. Braswell and wife, Barbara L. Braswell of record in Book 9212, page 911, Register's Office for Davidson County, Tennessee, dated January 03, 1994 and recorded on January 06, 1994.

Sandra J. Dillard aka Sandra Josephine Dillard having since died intestate on or about June 17, 2025 leaving Tiffany Buchanan as heir at law as evidenced by Affidavit of Heirship recorded simultaneously herewith in Instrument No. _20251130090254_____, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 736, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3814, Page 592; Book 3897, Page 925, as amended in Book 6207, Page 609 and Book 6279, Page 741, in the Register's Office for Davidson County, Tennessee.
- Charter for Hunters Point Homeowners Association, Inc. of record in Book 6256, Page 293, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement of record in Book 6316, Page 508, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5221 Dove Trl., Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 6th DAY OF NOVEMBER, 2025.

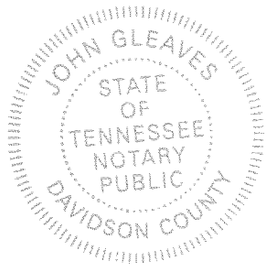
Tiffany Buchanan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIFFANY BUCHANAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of November, 2025.

Notary Public
My Commission Expires: 7-2-29
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Celia Stewart Rouse, 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 11/6/25.

Celia Stewart Rouse
Affiant Signature

11/6/25
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 6th day of November, 2025.

Notary's Signature
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY