Karen Johnson Davidson County
Batch# 1388999 DEEDWARR
03/05/2026 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,146.63
20260305-0017710

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Tiffany Nichole Buchanan 2284 Nashboro Boulevard Nashville, TN 37217	Tiffany Nichole Buchanan 2284 Nashboro Boulevard Nashville, TN 37217	135 12 0E 246.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ardia Baker, an Unmarried Woman** ("Grantor"), her heirs and assigns, has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Tiffany Nichole Buchanan, an unmarried woman**, ("Grantee") all of my right, title and interest in and to that certain real property known as 2284 Nashboro Boulevard, Nashville, TN 37217, together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 246 on the Plan of Nashboro Village at Fairway Pointe, Tract 21, Phase Two, of record in Plat Book 4660, Page 159 and shown an amended in Instrument No. 20050222-0018814, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ardia Baker, an Unmarried Woman, by Warranty Deed from Matthew Norton, un Unmarried Man dated May 3, 2022, and recorded May 11, 2022, of record in Instrument No. 20220511-0054229, in the Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 2284 Nashboro Boulevard, Nashville, TN 37217.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 4th day of March, 2026.

Ardia Baker

STATE OF Florida
COUNTY OF Manatee

On this 4th day of March, 2026, before me personally appeared Ardia Baker, 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's (or persons') free act and deed. ID Produced: Florida Driver License

Witness my hand, at office, this 4th day of March, 2026.

Notary Signature
My commission expires: June 8, 2029

TINA COLLAZO
Notary Public - State of Florida
Commission # HH 685801
My Comm. Expires Jun 8, 2029
Bonded through National Notary Assn.

AFFIDAVIT OF VALUE

STATE OF Florida)
COUNTY OF Manatee)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $309,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT Ardia Baker

Sworn to and subscribed before me this 4th day of March, 2026.
ID Produced: Florida Driver License

Notary Public Tina Collazo
My commission expires: June 8, 2029

TINA COLLAZO
Notary Public - State of Florida
Commission # HH 685801
My Comm. Expires Jun 8, 2029
Bonded through National Notary Assn.

Certificate of Authenticity

I, Tiffany Pollard, 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 March 4, 2026.

Affiant Signature

March 4, 2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 4th day of March, 2026.

Notary's Signature

My Commission Expires: 09/27/2026

Notary's Seal

