Karen Johnson Davidson County
Batch# 1410481 DEEDWARR
04/23/2026 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20260423-0034404

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-9-26 (AFFIX SEAL)

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

JM-C-26-105

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)
Colin Buesser	Same As New Owner	
(NAME)	(NAME)	042-14-0-088.00
105 Head Dr		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **MATTHEW LISTER AND KAYLA LISTER, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COLIN BUESSER, UNMARRIED**, 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:

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

Being land in Davidson County, Tennessee, being in Davidson County, Tennessee, and being part of a tract marked "For Future Development", on the Plan of Head's Addition as of record in Book 1835, Page 100, Register's Office for Davidson County, Tennessee and described according to a survey by John Kohl and Company, dated March 8, 1985, as follows:

Beginning at a point in easterly margin of Head Drive, as widened by a conveyance to State of Tennessee, Department of Highways recorded in Book 4029, Page 705, said point being 2 degrees 45 minutes West 266.8 feet from the south margin of Old Hickory Boulevard, as shown on the above referred plan, being the northeast corner of the property conveyed to the State of Tennessee by deed in Book 4029, Page 705 to widen Head Drive; thence with the margin of said Drive, as widened, South 2 degrees 45 minutes West 125 feet to the Northwest corner of the property conveyed to William Hershell Moore and wife, in Book 2105, Page 605, Register's Office for Davidson County, Tennessee; thence with Moore's North line South 87 degrees 15 minutes East 140 feet to a point in the West line of Lot 4 Head's Addition; thence with the West line of Lots 3 and 4, North 2 degrees 45 Minutes East 125 feet to a point; thence North 87 degrees 15 Minutes West 140 feet to the point of beginning.

Being the same property conveyed to Kayla Anne Boyce, a single female and Matthew A. Lister, a single male, as joint tenants with right of survivorship by Warranty Deed from Jonathan Harris, unmarried of record in Instrument No. 20170522-0050348 Register's Office for Davidson County, Tennessee, dated May 19, 2017 and recorded on May 22, 2017

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 100, Register's Office for Davidson County, Tennessee.
- Subject to a Final Judgment for condemnation of a part of the described property filed of record in Book 5765, Page 204, 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: **105 Head Dr, Madison, Tennessee 37115.**

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 23rd DAY OF APRIL, 2026.

Matthew Lister

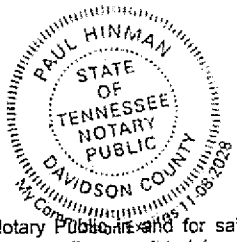
Kayla Lister

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW LISTER, 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 23rd of April, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

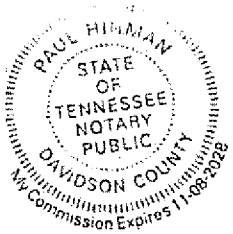


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAYLA LISTER, 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 23rd of April, 2026.

Notary Public
My Commission Expires: _____
(SEAL)



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

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 April 23, 2026.

Affiant Signature

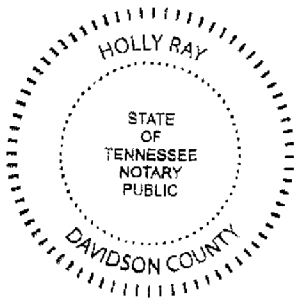
April 23, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23rd day of April, 2026.



Notary's Signature

My Commission Expires: 03/09/27