Karen Johnson Davidson County
Batch# 1438829 DEEDWARR
06/29/2026 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20260629-0058428

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

J. Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2026.

B. B
Notary Public
MY COMMISSION EXPIRES: 6/16/29
File No. 26-26117

BRANDI BRASCH
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Angela Buckner and Chris Buckner (NAME)	New owner (NAME)	096-10-0-136
2932 Emery Dr (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Deborah D. Walden, Executrix of Estate of William H. Walden**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angela Buckner and Chris Buckner, wife and husband** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 304 on the Plan of Cloverhill, Section No. V, as shown on plat of record in Plat Book 2133, Page 88, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to William H. Walden and wife, Margaret E. Walden, by Warranty Deed from William D. Green and wife, Marthelia Green, dated July 17, 1963 and recorded July 22, 1963 in Book 3578, Page 205, in the Register's Office of Davidson County, Tennessee.

The said Margaret E. Walden having since predeceased William H. Walden on or about January 20, 2005. The said William H. Walden having since died testate on March 11, 2026, with this estate being probated under Case No. 26P-727, in the Probate Court for Davidson County, Tennessee. By his Last Will and Testament and Codicil to Last Will and Testament Deborah D. Walden was appointed Executrix of the Estate of William H. Walden with the authority to convey real property.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee.

All future taxes will be assumed by the Grantee herein.

This is improved property, known as 2932 Emery Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 25th day of June, 2026.

Estate of William H. Walden

By: Deborah D. Walden, Executrix

Deborah D. Walden, Executrix

STATE OF TENNESSEE
COUNTY OF SUMNER

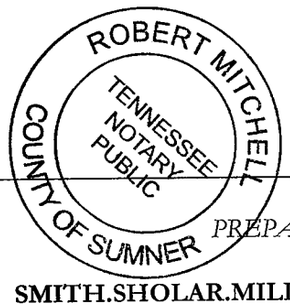
Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Deborah D. Walden, Executrix of The Estate of William H. Walden, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that Deborah D. Walden is the Executrix of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of June, 2026.

Robert Mitchell

Notary Signature

My commission expires: 4/24/2030



PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 06/25/2026 (date of document).

Affiant Signature

6/26/2026

Date

State of Tennessee

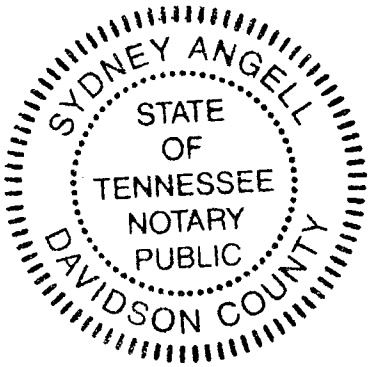
County of Williamson

Sworn to and subscribed before me this 26th day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL



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