Karen Johnson Davidson County
Batch# 1472381 DEEDWARR
09/14/2026 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $6,475.00
20260914-0085219

WARRANTY DEED

R.L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. LM-26-3539

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of September, 2026

Notary Public

MY COMMISSION EXPIRES: Nov. 8, 2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claire Kuck and David Kuck	Same as New Owners	
(NAME)	(NAME)	132-01-0V-002.00-CO
914 Buford Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I/we, **Jared West and Nicole West, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Claire Kuck and David Kuck, wife and husband**, HEREINAFTER CALLED THE GRANTEE, 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 Unit 2, Buford Commons, A Townhouse Planned Unit Development, Horizontal Property Regime with Private Elements, as shown on plat of record in Instrument No. 20151215-0126173, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Jared West and Nicole Craven, both unmarried, a joint tenants with rights of survivorship by Warranty Deed from Willis S. Sanders, III and wife, Deborah C. Sanders of record in Instrument No. 20070607-0068289 Register's Office for Davidson County, Tennessee, dated June 06, 2007 and recorded on June 07, 2007.

Being the same property conveyed to Jared West and Nicole West, husband and wife by Quit Claim Deed from Jared West and Nicole Craven now known as Nicole West, both unmarried, as joint tenants with rights of survivorship of record in Instrument No. 20160106-0001206 Register's Office for Davidson County, Tennessee, dated January 05, 2016 and recorded on January 06, 2016 and Affidavit of William T. Chapman, IV, Attorney recorded in Instrument No. 20160504-0043882.

This is property more commonly known as 914 Buford Place, Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 10th day of September, 2026.

Jared West

Nicole West

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of September, 2026, before me personally appeared Jared West and Nicole West, 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.

Witness my hand, at office, this 10th day of September, 2026.

Notary Signature
My commission expires: 07/03/2028

LUKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Tennessee Certification of Electronic Document

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or 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 September 10, 2026.

Affiant Signature

September 14, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of September, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028