Davidson County DEEDQC
Recvd: 11/23/16 13:55 6 pgs
Fees:32.00 Taxes:0.00
20161123-0123914

Commitment Number: 16NL47691
16WR42892

After Recording, Return To:
~~Nations Lending Services~~ WWR
9801 Legler Road
Lenexa, KS 66219

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
JIM R. BUSHONG and **NORMA L. BUSHONG**, 2347 TRAEMOOR VILLAGE PL, NASHVILLE, TN 3720
EXEMPT: Transfer for no consideration Sec. 67-4-409(a)(4)

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 114070A10000CO

QUITCLAIM DEED

ASHTON B. BUSHONG, married to **DEVON BUSHONG**, and **JIM R. BUSHONG** and **NORMA B. BUSHONG A/K/A NORMA L. BUSHONG**, husband and wife, hereinafter grantors, whose tax-mailing address is **2347 TRAEMOOR VILLAGE PL, NASHVILLE, TN 3720**, for $0.00 and as a gift as consideration paid, grant and quitclaim to **JIM R. BUSHONG** and **NORMA L. BUSHONG**, husband and wife as tenants by the entirety, hereinafter grantees, whose tax mailing address is **2347 TRAEMOOR VILLAGE PL, NASHVILLE, TN 37209**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

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. 100 ON THE PLAN OF TOWNHOMES OF TRAEMOOR VILLAGE, AS ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD IN INSTRUMENT NO: 20070323-0035561; AMENDED AND RESTATED IN INSTRUMENT NO. 20080318-0027145, AND AS SHOWN AS AN EXHIBIT PLAT TO THE AMENDMENT IN

INSTRUMENT NO: 20080808-0081934, REGISTER'S OFFICE FOR SAID COUNTY,

TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SHOWN ON ANY APPLICABLE RECORDED PLAN, ALL APPLICABLE EASEMENTS, SETBACK LINES, AND RESTRICTIONS OF RECORD; AND ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

BEING THE SAME PROPERTY CONVEYED TO ASHTON B. BUSHONG, UNMARRIED, JIM R. BUSHONG, A MARRIED MAN AND NORMA B. BUSHONG, A MARRIED WOMAN BY WARRANTY DEED FROM BEAZER HOMES CORP., A TENNESSEE CORPORATION AS RECORDED 07/12/2011 AS DOCUMENT 20110712-0053124
Property Address is: 2347 TRAEMOOR VILLAGE PL, NASHVILLE, TN 3720

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a WARRANTY DEED FROM BEAZER HOMES CORP., A TENNESSEE CORPORATION AS RECORDED 07/12/2011 AS DOCUMENT 20110712-0053124 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 114070A10000CO

Executed by the undersigned on Nov 18, 2016:

ASHTON B. BUSHONG

DEVON BUSHONG

Norma B. Bushong A/K/A Norma L. Bushong

NORMA B. BUSHONG A/K/A
NORMA L. BUSHONG

Jim R. Bushong

JIM R. BUSHONG

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Nov. 18, 2016 by ~~**ASHTON B. BUSHONG**~~, ~~**DEVON BUSHONG**~~ **JIM R. BUSHONG** and **NORMA B. BUSHONG A/K/A NORMA L. BUSHONG** who are personally known to me or have produced Driver's License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Gail L. Farley
Notary Public

My commission - Aug 1, 2017

GAIL L. FARLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Executed by the undersigned on 11/7, 2016:

ASHTON B. BUSHONG

DEVON BUSHONG

~~**NORMA B. BUSHONG A/K/A NORMA L. BUSHONG**~~ Jackson

~~**JIM R. BUSHONG**~~ Jackson

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 11/7, 2016 by **ASHTON B. BUSHONG, DEVON BUSHONG** ~~**JIM R. BUSHONG**~~ and ~~**NORMA B. BUSHONG A/K/A NORMA L. BUSHONG**~~ ~~who~~ are personally known to me or have produced Tenn. Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument. Jackson

Notary Public

TERRI D. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires 1/9/2018.

STATE OF KANSAS
COUNTY OF JOHNSON

The actual consideration for this transfer is $0.00.

Affiant Paul Wille

Subscribed and sworn to before me, this the 22 **Day of** November **20**16.

Notary

JUSTIN FOSTER
Notary Public
State of Kansas
My Commission Expires 3/14/2020

TRUE COPY CERTIFICATION

I, Sherry A. Simon, do hereby make oath that I am a Licensed Attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sherry A. Simon

Signature

State of Kansas

County of Johnson

Personally appeared before me, Justin Caddel, a notary public for this county and state, Sherry A. Simon, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Justin Caddel

Notary's Signature

My Commission Expires: 9/30/2019

JUSTIN CADDEL
Notary Public, State of Kansas
My Appointment Expires
9/30/2019

Notary's Seal (if on paper)