Karen Johnson Davidson County
Batch# 256499 DEEDWARR
07/12/2019 02:37:30 PM 4 pgs
Fees: $23.00 Taxes: $995.30
20190712-0068374

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner (OP)

The actual consideration or value, whichever is greater, for this transfer is $269,000.00

D.L. Paulson
Affiant

Subscribed and sworn to before me, this 11th day of July, 2019.

Notary Public

My commission expires:
~~OCT 2 0 2020~~

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
BH Rental LLC	New Owner	**11804008600**
529 Rosedale Avenue	PO Box	
Nashville, TN 37211	Nashville, TN 37204	

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 HEREBY ACKNOWLEDGE, WE,

Kenneth Gordon Bush, Jr., a single man, Thomas Michael Bush, a married man and Janice Elizabeth Bush Pierce, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BH Rental LLC

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 all of Lot 3 of Hurdwood Heights, Section 1, as of record in Book 2330, page 24, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth G. Bush and wife, Mary Elizabeth Bush by Warranty Deed from John U. Wilson and wife, Louise Wilson, dated June 8, 1955, of record in Book 2436, page 485, Register's Office for Davidson County, Tennessee. Mary Elizabeth Bush died on or about April 14, 1987, leaving Kenneth Gordon Bush, Jr. the sole surviving tenant by the entirety and fee simple owner of subject property. Kenneth Gordon Bush, Jr. died on or about March 31, 2019, leaving Kenneth Gordon Bush, Jr., Thomas Michael Bush, and Janice Elizabeth Bush Pierce as his heirs at law, as evidenced by Affidavits of Heirship of record in Instrument No. 20190422-0036308 and Instrument No. _____20190712006837 3_____, Register's Office for Davidson County, Tennessee. Subject property was never primary residence for said grantors and/or spouses.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 529 Rosedale Avenue, Nashville, TN 37211.

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 in 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.

Kenneth Gordon Bush Jr. Date: 7-11-19
Kenneth Gordon Bush, Jr.

Thomas Michael Bush Date: 7-11-19
Thomas Michael Bush

Janice Elizabeth Bush Pierce Date: 7-11-19
Janice Elizabeth Bush Pierce

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Kenneth Gordon Bush, Jr., the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11TH day of JULY, 2019.

NOTARY PUBLIC

My Commission Expires: 9/6/22

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State,., Thomas Michael Bush, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11TH day of JULY, 2019.

NOTARY PUBLIC

My Commission Expires: 9/6/22

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Janice Elizabeth Bush Pierce, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11TH day of JULY, 2019.

NOTARY PUBLIC

My Commission Expires: 9/6/22

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

