THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 261179 DEEDWARR
07/24/2019 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20190724-0072496

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Laura A. Thrower and Paul Dougherty 1904B Linden Avenue Nashville, TN 37212	Homestead Funding Corp. dba Mc Glone Mortgage Group 8 Airline Dr. Albany, NY 12205	104-16-0A-002.00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Curtis Wushensky and wife, Sharon Wushensky**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Laura A. Thrower and Paul Dougherty, as Tenants in Common**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Unit B**, together with the appurtenant interest in the common elements of Belmont Heights-Linden Place, Residential Condominiums, a horizontal property regime established by Master Deed of record in Book 5652, Page 77, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Phase One, Belmont Heights-Linden Place of record in Plat Book 5200, Page 319, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Curtis Wushensky and wife, Sharon Wushensky, by Warranty Deed from Beth Scott, unmarried, of record on December 31, 2002, at Instrument No. 20021231-0162770, Davidson County Register of Deeds.

This property is commonly known as 1904B Linden Avenue, Nashville, TN 37212.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 17th **day of July, 2019:**

Curtis Wushensky

Sharon Wushensky

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Curtis Wushensky** and **Sharon Wushensky,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17 day of July, 2019:

Notary Public

My Commission Expires: 3/31/22

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$435,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 17 DAY OF July, 2019:

Notary Public

My Commission Expires: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

201907240072496

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

