WARRANTY DEED

Karen Johnson Davidson County
Batch# 314787 DEEDWARR
11/13/2019 09:25:42 AM 3 pgs
Fees: $18.00 Taxes: $2,451.25

20191113-0116833

J-KW-19-819

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $662,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 4/24/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stacia J. Roccasalva	New Owner	
(NAME)	(NAME)	**082-07-0-043.00**
819 North 2nd Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JESSICA HOPE BUSBEE, TRUSTEE OF THE BUSBEE FAMILY TRUST, DATED APRIL 19, 2013**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STACIA J. ROCCASALVA, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 116 on the Plan of Dr V.S. Lindsley's Addition to East Nashville of record in Plat Book 57, Page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 116 fronts 50 feet Easterly side of North Second Street, Formerly Harris Avenue, and runs back Easterly between parallel lines 174- 1/2 feet to an alley.

Being the same property conveyed to Michael James Ryan Busbee and Jessica Hope Busbee, Trustees of The Busbee Family Trust dated April 19, 2013 by Warranty deed from Southern Legacy Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20190905-0089917 Register's Office for Davidson County, Tennessee, dated August 30, 2019 and recorded on September 05, 2019.
Michael James Ryan Busbee having since died leaving Jessica Hope Busbee as the Surviving Trustee with full authority to convey real property without the joinder of any beneficiary.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 25, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Accessory Dwelling, Detached of record in Instrument Number 20180802-0075733, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **819 North 2nd Street, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 6th DAY OF NOVEMBER, 2019.

Jessica Hope Busbee, Trustee of The Busbee Family Trust, dated April 19, 2013

BY: Jessica Hope Busbee, Trustee
Jessica Hope Busbee
Trustee

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA HOPE BUSBEE, TRUSTEE of JESSICA HOPE BUSBEE, TRUSTEE OF THE BUSBEE FAMILY TRUST, DATED APRIL 19, 2013, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 6th of November, 2019.

_____
Notary Public
My Commission Expires: 12-14-22
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On November 6, 2019 before me, Kiara Nicole Buckley, Notary Public
(insert name and title of the officer)

personally appeared Jessica Hope Busbee,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

KIARA NICOLE BUCKLEY
COMM # 2270966
Los Angeles County
California Notary Public
Comm Exp. Dec. 14, 2022
NXC1

Signature Kiara Nicole Buckley (Seal)