Name and Address of New Owner:
Amanda Dean, Trustee of 1222 Saturn Drive Trust
P. O. Box 160071
Nashville, TN 37216

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 366536 DEEDWARR
03/04/2020 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $561.78
20200304-0023836

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 120-01-0-123.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jennifer Tusing, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Amanda Dean, Trustee of the 1222 Saturn Drive Trust,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land lying and being in Davidson County, Tennessee being Lot No. 90 on the Plan of Stardust Acres, as of record in Book 1424, page 92, Register' s office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the Easterly margin of Saturn Drive, the common corner of Lots 89 and 90 and running back in an Eastwardly direction 192.2 feet along the common line between Lots 89 and 90 to a point; thence 81.0 feet in a Southwardly direction to a point in the Northerly margin of Mercury Drive; thence 166.9 feet in a Westwardly direction along said margin of said Drive to a point, the beginning of a curve; thence 39.1 feet in a Northwestwardly direction around said curve to a point in the easterly margin of Saturn Drive; thence 56.7 feet in a Northwardly direction along said margin of said Drive to the point of beginning.

Being the same property conveyed to Norman Dewitt Floyd and wife Sarah F. Floyd by Warranty deed from Woodrow W. Hunter, Jr. and wife, Reelana Hunter, of record in Book 4174, page 372, Register's Office for Davidson County, Tennessee, dated September 20, 1967 and recorded on September 26 1967. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Jennifer Tusing by Quitclaim deed from Sarah Frances Floyd, of record in Instrument No. 20091028-0099441, Register's Office for Davidson County, Tennessee, dated October 26, 2009 and recorded on October 28, 2009. (Value of consideration shown in aforementioned deed $0.00.)

Being improved property also known as 1222 Saturn Drive, Nashville, Tennessee 37217.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of March, 2020.

Jennifer Tusing (SEAL)
Jennifer Tusing

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jennifer Tusing, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of March, 2020.

STATE OF TENNESSEE NOTARY PUBLIC STEVEN PAUL DISSEN DAVIDSON COUNTY

Notary Public
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $151,832.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
3rd day of March, 2020.

Notary Public
My commission expires: 11/3/22

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File No. 2020-609

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON