RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: WB200098

WARRANTY DEED	
Karen Johnson Davidson County Batch# 431181 **DEEDWARR** 07/06/2020 01:18:34 PM 3 pgs Fees: $18.00 Taxes: $999.00 20200706-0072383	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00. Molly Spruce AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of June, 2020. NOTARY PUBLIC My commission expires: 10/6/21 FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christian Bush 7604 Gerald Drive Joelton, TN 37080	Same address as new owner	015-14-0-049.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Thousand and 00/100 Dollars ($270,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LUIS A. MORA AND WIFE, MARIA J. MORA,** , hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **CHRISTIAN BUSH**, unmarried, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee and being more completely described as follows:

Beginning at an iron rod in the southern right of way of Gerald Drive, being the northwestern corner of the herein described property and being the northeastern corner of Horace Cherry as described in Deed Book 4697 Page 204, RODC;

Thence, with said right of way, being a curve to the right, having a Delta Angle of 10 degrees 44 minutes 20 seconds, a Radius of 875.00 feet, an Arc Length of 164.00 feet, a Chord Bearing of South 52 degrees 11 minutes 49 seconds East and a Chord Length of 163.76 feet to an iron rod;

Thence, South 46 degrees 49 minutes 39 seconds East, 10.66 feet to an iron rod at the northwestern corner of the Romero Ibarra property as described in Instrument 20031205-0175327 RODC;

Thence, leaving said right of way, with Ibarra, South 43 degrees 10 minutes 21 seconds West, 135.00 feet to an iron rod at the northwestern corner of the Luis Mora property as described in Instrument 20101105-0088926 RODC;

Thence, with a new dividing line through Mora, South 39 degrees 07 minutes 25 seconds West, 223.41 feet to an iron rod in the northern right of way of Interstate 24;

Thence, with said right of way, North 71 degrees 34 minutes 39 seconds West, 87.80 feet to an iron rod at the southeastern corner of the Cherry property;

Thence, with Cherry, North 32 degrees 25 minutes 55 seconds East, 402.35 feet to the point of beginning and containing 1.268 acres more or less according to a survey by Steven D. Delle, RLS #1710 TN, with Delle Land Surveying, on June 10, 2020.

The address of the herein described property is believed to be 7604 Gerald Drive, Joelton, TN 37080, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Being the same property conveyed to Luis A. Mora and Maria J. Amaya, husband and wife, from Eva J. Pulley, Executrix of the Estate of Ruby L. Hedgecoth, by Warranty Deed dated November 9, 2010, and recorded November 18, 2010 in Instrument #20101118-0092449, Register's Office for Davidson County, Tennessee. Maria J. Amaya is now known as Maria J. Mora.

Being a portion of the same property conveyed to Luis Mora, married, from Earnest Jackson, Jr. and wife, Stephanie W. Jackson, by Quitclaim Deed dated November 2, 2010, and recorded November 5, 2010 in Instrument #20101105-0088926, Register's Office for Davidson County, Tennessee. As conveyed to Earnest Jackson, Jr. and wife, Stephanie W. Jackson by Final Decree Confirming Sale of record in Instrument #20040317-0030550, and a portion of the same property conveyed to Everett Corbin and wife, Juanita Corbin, from Lonnie W. Morgan, Jr. and wife, Hester Lee Morgan, by Warranty Deed dated May 27, 1966, and recorded June 2, 1966 in Book 4022, page 613, Register's Office for Davidson County, Tennessee.

And also being a portion of that same property conveyed to Gregorio Ibarra-Romero and wife, Eveida Aciadet Quiroz Regino, by Warranty Deed from Luis A. Mora and wife, Maria Mora, dated 10/1/2015 and recorded in Instrument No. 20151006-0101964, and that same property conveyed to Luis A. Mora and Maria J. Amaya, husband and wife, by Quit Claim Deed from Gregorio Ibarra-Romero and wife, Eveida Aciadet Quiroz Regino, dated 06/18/2020 and recorded in Instrument No. 20200622-0066467, said Register's Office.

The address of the herein described property is believed to be 7604 Gerald Drive, Joelton, TN 37080, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of June, 2020.

LUIS A. MORA

MARIA J. MORA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Luis A. Mora and wife, Maria J. Amaya, 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 seal, this the 30th day of June, 2020.

Notary Public

Printed Notary Name

My commission expires: 10/10/21

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY