Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

**STATE OF TENNESSEE**
**COUNTY OF** Rutherford

The actual consideration or value, whichever is greater, for this transfer is $820,000.00.

Affiant

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me this 31st day of August, 2020.

Notary Public
My Commission Expires: 12/4/2020

2020-516

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Brad Lusk and Kristin Lusk | Quicken Loans | |
| 5547 Hillview Drive | 150 Woodward Ave | 159-12-0-006.00 |
| Brentwood, TN, 37027 | Detroit, MI 48226 | |

## WARRANTY DEED

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 acknowledged, we

**Zachary S. Simpson, married man,**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Bradley M. Lusk and Kristin G. Lusk, husband and wife,**

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Section Three, Revised, Oak Hill Estates of record in Plat Book 5200, Page 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Zachary S. Simpson and Ashley T. Simpson, husband and wife by Warranty deed from David R. Lachance, unmarried of record in Instrument No. 20130516-0049580 Register's Office for Davidson County, Tennessee, dated May 14, 2013 and recorded on May 16, 2013.**

**Being the same property conveyed to Zachary S. Simpson by Quitclaim deed from Ashley T. Simpson of record in Instrument No. 20160128-0008166 Register's Office for Davidson County, Tennessee, dated January 19, 2016 and recorded on January 28, 2016.**

**Kristin A. Simpson joins this conveyance for the express purpose of relinquishing all her rights, title and interest to said property, marital or otherwise.**

**This conveyance is subject to any and all restrictions and easements of record.**

This is improved property located at **5547 Hillview Drive, Brentwood, TN 37027.**

Karen Johnson Davidson County
Batch# 468267 DEEDWARR
09/02/2020 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $3,034.00
20200902-0099589

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 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 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.

Witness our hands this 31st day of August, 2020.

Zachary Simpson

Kristin A. Simpson

**STATE OF TEXAS**
**COUNTY OF DENTON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Zachary Simpson and Kristin A. Simpson, 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 and official seal at Frisco, Texas, this 31st day of August, 2020.

NOTARY PUBLIC STATE OF TEXAS
DOUGLAS A HOLLOWELL
My Notary ID # 1291186
Expires August 23, 2021

Notary Public
My Commission Expires: 8/23/2021

## Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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