RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014435

Karen Johnson Davidson County
Batch# 499410 DEEDWARR
10/20/2020 02:58:16 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20201020-0122246

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 2020.

NOTARY PUBLIC

My commission expires: 6-20-2021

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aferdita Dita Gashi 3208 Streamridge Court Antioch, TN 37013	Same address as new owner	164-10-0A-181.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Sixty Thousand and 00/100 Dollars ($360,000.00), 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, **EDWARD BUSH AND PATRICIA BUSH, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **AFERDITA DITA GASHI, A MARRIED WOMAN**, hereinafter called the Grantee(s), their 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, being Lot No. 396 on the plan of Village Three, Summerfield, a Planned Unit Development, as shown by plat of record in Instrument #20001006-0099706, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Edward Bush and Patricia Bush, husband and wife, from Capitol Homes, Inc., a Tennessee corporation, by Warranty Deed dated December 1, 2004 and recorded December 6, 2004 in Instrument #20041206-0144960, said Register's Office.

The address of the herein described property is believed to be 3208 Streamridge Court, Antioch, TN 37013, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-SB-TRES-20-3208

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), their 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), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 2nd day of October, 2020.

EDWARD BUSH

PATRICIA BUSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Edward Bush and wife, Patricia Bush, 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 2nd day of October, 2020.

Notary Public
My commission expires: 6-20-2021

