Karen Johnson Davidson County
Batch# 546250 DEEDWARR
01/05/2021 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20210105-0001231

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 03/08/21 (AFFIX SEAL)

SETH A. DEARINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

W-SB-RF-20-8008

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)
Frank Jewel Hedrick and Julia Denise Hedrick **Dorothy Powell**	Frank Jewel Hedrick and Julia Denise Hedrick Dorothy Powell	
(NAME) **8008 Poplarwood Road**	(NAME) 8008 Poplarwood Road	**155-03-0C-001.00**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) Nashville, TN 37221	
(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, **THOMAS J. KUSH AND LAURIE B. KUSH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FRANK JEWEL HEDRICK AND JULIA DENISE HEDRICK, HUSBAND AND WIFE AND DOROTHY POWELL, A SINGLE** PERSON, **AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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. 1 on the Plan of Subdivision Plat, Section I, Poplar Wood of record in Plat Book 9700, Page 196, 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 Thomas J. Kush and Laurie B. Kush, husband and wife by Warranty Deed from Robert Woolf Family Trust, (as to 70% undivided interest) and Barbara E. Woolf Family Trust, (as to 30% undivided interest) of record in Instrument No. 20180110-0003491 Register's Office for Davidson County, Tennessee, dated January 10, 2018 and recorded on January 10, 2018.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 9700, Page 196 and Boundary Plat Book 9700, Page 3, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 9019, Page 334, amended in Book 10013, Page 935 and Book 10206, Page 512, Register's Office for Davidson County, Tennessee.
- By-Laws of Poplar Wood Subdivision of record in Book 11606, Page 13, in the Register's Office for Davidson County, Tennessee.
- Charter of Poplar Wood Homeowner's Association of record in Book 10042, Page 127, 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: **8008 Poplarwood Road, Nashville, Tennessee 37221**.

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 29th DAY OF DECEMBER, 2020.

Thomas J. Kush by John Gleaves
Attorney in Fact

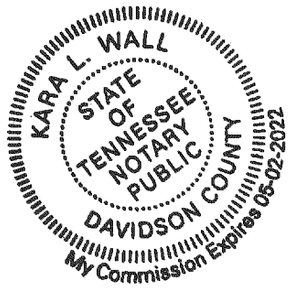
Laurie B. Kush by John Gleaves
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of THOMAS J. KUSH AND LAURIE B. KUSH, and who acknowledged he/she/they executed the same as the free act and deed of the said THOMAS J. KUSH AND LAURIE B. KUSH.

Witness my hand and official seal, this the 29th of December, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



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

True Copy Certification

I, Spencer Gross 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.

Spencer Gross

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Seth A. Dearinger, a notary public for this county and state, Spencer Gross, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 03/08/2021