Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 553170 DEEDWARR
01/13/2021 09:33:34 AM 3 pgs
Fees: $18.00 Taxes: $1,093.35

20210113-0005784

22514
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Molly Bush
7252 Highway 70 S, #1501
Nashville, TN 37221

Send Tax Bills to:
Southwest Funding
13150 Coit Rd, Ste 100
Dallas, TX 75240

Map/Parcel: 142070F08200CO

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, I/we, **Debby Mabry, a single woman**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all our interest unto **Molly Bush, a single woman**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit 82, Bellevue Commons, as established by Master Deed of record in Instrument No. 20000720-0071772, re-recorded in Instrument No. 20000828-0084760, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Debby Mabry, a single woman, by Warranty Deed from Erv Woosley, unmarried, dated March 20, 2014, and recorded at Instrument No. 20140325-0024327, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2021 and subsequent years; Declaration of Covenants, Conditions and Restrictions filed at 20000720-0071772, re-recorded at Instrument No. 20000828-0084760 and amended at Instrument No. 20060824-0104869; all matters as shown on the plat recorded as Exhibit "A" to the DCC&R; and any and all restrictions, easements and zoning regulations which may be applicable.

This is improved property known as: 7252 Highway 70 S, #1501, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 my/our hand(s) as on the date shown on the Notary forms.

Debby Mabry

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, DEBBY MABRY for the Trust Agreement dated May 17, 2012, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of January, 2021.

Notary Public

My Commission Expires: 3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value of this transfer is $295,500.00

Affiant

Sworn to and subscribed before me, this 11th day of January, 2021.

Notary Public

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-8-2022