Karen Johnson Davidson County
Batch# 580003 DEEDWARR
02/26/2021 03:54:30 PM 2 pgs
Fees: $13.00 Taxes: $937.95
20210226-0024983

WARRANTY DEED

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2021

Notary Public

MY COMMISSION EXPIRES: ~~March 05, 2022~~ 10.20.2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Erica Jo Bussell	Studio Bank	084-14-0-124.00
(NAME)	(NAME)	
215 Amherst Dr.	124 12th Avenue S.	
(ADDRESS)	(ADDRESS) suite #400	
Nashville, TN 37214	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Stephanie N. Belcher n/k/a Stephanie Coles and husband Richard Coles, Jr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Erica Jo Bussell, an unmarried woman,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 107, on the Plan of Walnut Grove, as shown on plat of record in Plat Book 2133, Page 87 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Stephanie Belcher by Warrant Deed dated September 22, 2005 from Shawn W. Versluis and wife, Kelly D. Versluis f/k/a Kelly D. McMasters of record in Instrument No. 20050928-0116447 in the Register's Office for Davidson County, Tennessee.

Richard Coles, Jr joins this conveyance for the express purpose of relinquishing all his right, title, and interest to said property, marital or otherwise.

unimproved ☐

This is improved ☑ property, known as 215 Amherst Dr., Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 24th day of February, 2021.

Stephanie N. Belcher n/k/a Stephanie Coles

Richard Coles, Jr.

State of Tennessee
County of Rutherford

Personally appeared before me Stephanie N. Belcher n/k/a Stephanie Coles and Richard Coles, Jr. with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of February, 2021.

Notary Public Kristin L. Brown
My Commission Expires: March 05, 2023

File No.: 24993

True Copy Certification

I, Yvette Meldrum, 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 - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021