WARRANTY DEED

Karen Johnson Davidson County
Batch# 647200 DEEDWARR
06/01/2021 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20210601-0073268

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/7/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell and Barrett
Stewart Title Company Tennessee Division, 121 First Ave S, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Erica Diane Buchi	New Owner	095 05 0B 012.00 CO
(NAME)	(NAME)	
2120 Lebanon Pike, Unit 12		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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 considerations, the receipt of which is hereby acknowledged, I/we **Anna K. Busby, a single woman, and Hal R. Busby, a married man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Erica Diane Buchi, unmarried woman**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 12, on the Plan of Easthaven Townhomes, Phase 2, A Planned Unit Development, as established by and shown as an exhibit A-2 to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010806-0083543, amended in Instrument No. 20020709-0082357, and amended as to Phase 2 in Instrument No. 20030425-0055753, Register's Office for said County, to which plan reference is hereby made for a more complete description.
Being the same property conveyed to Anna K. Busby, a single woman and Hal R. Busby, a married person as joint tenant in common by Warranty Deed from Stephanie M. Pruitt-Gaines, a married woman, dated 05/31/2018 and recorded 06/01/2018, of record in Instrument 201806010052324, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable. Covenants, conditions, easements and restrictions of record in Instrument 200108060083543, Amendment to the Declaration of record in Instrument 200207090082357, Instrument 200310070147961, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto. Grant of Transmission Line Easement including terms and conditions thereof as recorded in Book 1163, Page 638, Book 1207, Page 513, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument No. 200106280068559, in the Register's Office for Davidson County, Tennessee. Deed of Easement of record in Instrument No. 200310070147962, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Water Mains and Appurtenances of record in Instrument No. 200403190031672, in the Register's Office for Davidson County, Tennessee. Charter of Easthaven Townhome Owners Association, Inc of record in Instrument 200108060083542, Register's Office for Davidson County, Tennessee. Articles of Amendment to the Charter of record in Instrument 200207090082356, Register's Office for Davidson County, Tennessee. Quitclaim Deed to Easthaven Townhomes Owners

Association, Inc of record in Instrument 200207090082358, and re-recorded in Instrument 200207100083021, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2120 Lebanon Pike, Unit 12, Nashville, TN 37210
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 28th day of May, 2021

Anna K. Busby, by K. Thomas Sidwell, as attorney in fact

Hal R. Busby, by K. Thomas Sidwell, as attorney in fact

State of Tennessee
County of Williamson

On this 28th day of May, 2021, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared K. Thomas Sidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Hal R. Busby, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee.

202106010073266

Witness my hand and Official seal this 28th day of May, 2021.

Marianne Coleman

Notary Public:
My Commission Expires: 9/21/24

MARIANNE COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

State of Tennessee
County of Williamson

On this 28th day of May, 2021, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared K. Thomas Sidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Anna K. Busby, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee.

202106010073267

Witness my hand and Official seal this 28th day of May, 2021.

Marianne Coleman

Notary Public: 9/21/24

MARIANNE COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

True Copy Certification

I, **Nick Harris**, 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, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, 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: 3/7/22

