Karen Johnson Davidson County
Batch# 668214 DEEDWARR
06/30/2021 09:55:07 AM 2 pgs
Fees: $13.00 Taxes: $1,283.90
20210630-0088557

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Kaitlyn Prosser
404 Lorna Drive
Nashville, TN 37214

SEND TAX BILL TO:

New Owner

MAP/PARCEL 096-09-0-041.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. Seth Bush, a single man, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Kaitlyn Prosser, an unmarried woman, hereafter called the GRANTEE,** her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I:

Land in Davidson County, Tennessee being Lot No. 151 on the Plan of Woodberry Park, as shown by plat of record in Book 2133, Page(s) 117 through 119, inclusive, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Tract II:

Beginning at the Southeast corner of Lot No. 152 on the Plan of Woodberry Park of record in Book 2133, Pages 117 through 119, inclusive, Register's Office for Davidson County, Tennessee; thence North 60 degrees 20 minutes East 22 feet more or less to a point thence North 84 degrees 30 minutes East 3 feet more or less to a point; thence North 30 degrees 50 minutes West 125.5 feet more or less to a point in the Southerly margin of Lot No. 151; thence in a Westerly direction along the rear line of Lot No. 151 and a part of the rear line of Lot No. 152, 80.2 feet more or less to a corner of Lot No. 152; thence South along the Easterly line of Lot No. 152, 99.0 feet to the point of beginning.

Being the same property conveyed to J. Seth Bush, single man by Warranty deed from Adrian R. Long and Lois A. Pitt, a married couple as tenants by entirety of record in Instrument No. 20170327-0029572 Register's Office for Davidson County, Tennessee, dated March 10, 2017, and recorded on March 27, 2017.

Being also known as 404 Lorna Drive Nashville, Tennessee 37214.

This is improved property known as: **404 Lorna Drive, Nashville, Tennessee 37214.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind himself, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE her heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 23rd day of June, 2021.

WITNESS MY HAND on this the 23rd day of June, 2021.

J. Seth Bush

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **J. Seth Bush,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 23rd day of June, 2021.

NOTARY PUBLIC

My Commission Expires: 3/2/2025

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $347,000.00.

AFFIANT

Subscribed and sworn to before me this the 23rd day of June, 2021.

NOTARY PUBLIC

My Commission Expires: 3/2/2025

JENNIFER JONES
Notary Public At Large
WILSON COUNTY, TN

File No: 210438