This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-12997-SL

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $192,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of July, 2021.

Notary Public
My Commission Expires: 11-6-24

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 677588 DEEDWARR
07/15/2021 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $710.40
20210715-0095280

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Marsha Buscher 426 Hill Road Nashville, TN 37220	New Owner	161-09-0-055.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **I, Belinda A. Lyle, an unmarried woman,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Marsha Buscher, a married woman,** hereinafter called the Grantee, her heirs and 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 Lot No. 3-A on the Plan of Zone Lot Division, Lots 1, 3, 5 & 6, Section One, Brentwood Meadows of record in Plat Book 6250, Page 192, amending Plat Book 5200, Page 694, 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 Belinda A. Lyle, by Quitclaim Deed from Summers Paul Lyle, III, of record in Instrument No. 20061213-0153762, Register's Office for Davidson County, Tennessee, dated October 12, 2006 and recorded on December 13, 2006; and further being the same property conveyed to S. Paul Lyle, III and wife, Belinda A. Lyle, by Warranty Deed from Hailey Brothers Partnership, a Tennessee general partnership, of record in Book 6425, Page 304, said Register's Office, dated November 12, 1984 and recorded on November 14, 1984.

This is ☒ improved or ☐ unimproved property located at: **426 Hill Road, Nashville, TN 37220.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, their heirs and assigns, against the lawful claims of all persons

whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of July, 2021.

GRANTOR:

Belinda A. Lyle

Belinda A. Lyle

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Belinda A. Lyle, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of July, 2021.

Notary Public
My Commission expires: 11-6-24

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Kellie L. Parsons, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 14, 2021.

Affiant Signature

July 14, 2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 14th day of July, 2021.

Notary's Signature
My Commission Expires: 11/17/24

Notary's Seal

