Karen Johnson Davidson County
Batch# 681972 DEEDWARR
07/23/2021 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,013.25
20210723-0098912

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
21-1836TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,850.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th day of July, 2021.

Notary Public

Commission Expiration:
4/17/2023

DOLORES E. BROWN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 04-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
J. Michael Schussele and Shelly K. Schussele 2300 Zermatt Avenue Nashville, TN 37211	**SAME AS NEW OWNER.**	161-15-0B-038.00

WARRANTY DEED

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, WE, **John Barry Rush, Jr. an unmarried man**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J. Michael Schussele and Shelly Schussele, husband and wife** 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:

Property known as: 2300 Zermatt Avenue, Nashville, TN 37211, County of Davidson

Being Unit No. 201 together with the private elements appurtenant thereto, on the Plan of RoseMonte, Phase 2 (hereinafter referred to as the "Plan"), a Horizontal Property Regime with private elements, created under Title 67, Section27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed of RoseMonte Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20051117-0138877, and First Amendment to Master Deed of RoseMonte Townhomes of record in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of RoseMonteTownhomes, shown on Exhibit "B" to the First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to John Barry Rush, Jr., unmarried, by Warranty Deed from Brian Fisher, married, dated 10/25/2013 and recorded 10/29/2013 in Instrument No. 20131029-0112431, Register's Office for Davidson County, Tennessee. Limited Power of Attorney for Brian Fisher, naming Emily Fisher as his Attorney-in-Fact of record in Instrument No. 20131029-0112430, said Register's Office.

Tax Map and Parcel ID: 161-15-0B-038.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 2300 Zermatt Avenue, Nashville, TN 37211

LTE File No.: 21-1836TN

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 unemcumbered, 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 hand this 16th day of July, 2021.

John Barry Rush, Jr.

JANE S. AULD
Notary Public - State of New Jersey
Commission # 2313945
My Comm. Expires Apr. 21, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

New Jersey
Cape May

On this 16th day of July, 2021, before me personally appeared **John Barry Rush, Jr.**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 16th day of July, 2021.

Notary Public

Commission Expiration:

4/21/2024

LTE File No.: 21-1836TN

True Copy Certification

I, **Milissa Loew** 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 on July 16, 2021, and authenticated on July 21, 2021, according to law.

Milissa Loew

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Christy Jones,** a notary public for this county and state, **Milissa Loew,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Witness my hand and official seal this 21 day of July, 2021.

Christy Jones
My Commission Expires: 12-17-24

SEAL

