Karen Johnson Davidson County
Batch# 686730 DEEDWARR
07/30/2021 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20210730-0102508

RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-1088-2021

WARRANTY DEED

KRISTIAN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 02, 2024
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2021

NOTARY PUBLIC

My commission expires: 9-2-24

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Rusk and Nathan Rusk 123 Scenic View Road Old Hickory TN 37138	8320 E. Walker Springs Ln Ste 200 Knoxville, TN 37923	044-05-0-012

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FORTY THOUSAND AND 00/100 Dollars ($340,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **STEPHEN N. GARNER AND SAMANTHA R. GARNER**, husband and wife, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **NATHAN K. RUSK AND JENNIFER S. RUSK**, husband and wife, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the Northwesterly 55.4 feet of Lot No. 71 and the Southeasterly 16.9 feet of Lot No. 70, on the Unrecorded Plan of Scenic View Subdivision, and being Lot F, on the Map of the Resubdivision of Lots 67 to 74, Inclusive, on said Plan, and described according to a copy of a survey thereof, made by James L. Murphy, Jr. dated April 21, 1959, as follows:

Beginning at a point in the Northeasterly margin of scenic View Drive, formerly Havron Avenue, 144.6 feet Northwesterly from the intersection of a 20-Foot public right-of-way; thence with the margin of said avenue, North 46 degrees 29' west 72.3 feet to a point; thence North 43 degrees 59' East 170.24 feet to a point; thence South 46 degrees 01' East 72.3 feet to a point; thence South 43 degrees 59' West 169.66 feet to the point of beginning.

Being the same property conveyed to Stephen N. Garner and Samantha R. Garner, husband and wife from 1 Public Homes LLC, a Tennessee limited liability company, by Warranty Deed dated 09/30/2019 and recorded 10/03/2019 in Instrument No. 20191003-0101100, Register's Office of said County.

Being the same property conveyed to 1 Public Homes LLC from Eric Sox, a married man, by Quitclaim Deed dated 03/01/2019 and recorded 03/11/2019 in Instrument No. 20190311-0021693, Register's Office of said County.

Being the same property conveyed to Eric Sox from Padgett Law Group, Substitute Trustee for Forsythe Title & Escrow, Trustee, By Substitute Trustee's Deed dated 01/17/2019 and recorded 02/05/2019 in Instrument No. 20190205-0011024, Register's Office of said County.

The address of the herein described property is believed to be 123 Scenic View Road, Old Hickory TN 37138, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof is the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 22nd day of July, 2021

GRANTOR(S)

Stephen N. Garner

Samantha R. Garner

STATE OF Texas
COUNTY OF Tarrant

Personally appeared before me, a Notary Public, Stephen N. Garner and Samantha R. Garner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 22nd day of July, 2021.

YAMANI MARTIN
Notary ID #133080075
My Commission Expires
May 3, 2025

Notary Public

Yamani Martin
Printed Notary Name

My commission expires: May 3, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or 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 07/29/2021 (date ~~of document~~).

Affiant Signature

07/29/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 29th day of July 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025