Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 21-TVR-21-8244

Karen Johnson Davidson County
Batch# 732080 DEEDWARR
10/08/2021 02:48:03 PM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20211008-0135803

Prepared By ~~& Return To~~:
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072
21-2553TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 435,000.00.

Affiant

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07.09.2024

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of October, 2021.

Notary Public
Commission Expiration: 07/09/24

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
RONALD LEE BUSH, TRUSTEE OF THE RONALD LEE BUSH LIVING TRUST dated October 12, 2020 8244 Old Springfield Pike Goodlettsville, TN 37072	new owners	007-00-0-183.00

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, **Barbara G. Wilson and Terry W. Wilson, wife and husband,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RONALD LEE BUSH, TRUSTEE OF THE RONALD LEE BUSH LIVING TRUST dated October 12, 2020,** 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: 8244 Old Springfield Pike, Goodlettsville, TN 37072, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Lockeridge Subdivision, of record in Plat Book 9700, Page 202, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Together with all rights, obligations, and benefits of an easement onto adjoining lot for the encroachment of a portion of the carport of record in Instrument No. 20050519-0056500, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Barbara G. Wilson and Terry W. Wilson, husband and wife, by Warranty Deed from Maryann Hunt, dated 05/12/2008 and recorded 05/14/2008 in Instrument No. 20080514-0049548, Register's Office for Davidson County, Tennessee.

Tax Map and Parcel ID: 007-00-0-183.00

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: 8244 Old Springfield Pike, Goodlettsville, TN 37072

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 5th day of October, 2021.

Barbara G. Wilson

Terry W. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of October, 2021, before me personally appeared **Barbara G. Wilson and Terry W. Wilson**, 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 5th day of October, 2021.

Notary Public
Commission Expiration: 4/17/2023

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

LTE File No.: 21-2553TN