WARRANTY DEED

G-BMR-21-1512

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $516,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

DAWN MARTIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amanda Lynne Busch	**Neighborhood Mortgage Inc.**	
(NAME)	(NAME)	
1512 E Stewarts Lane	**1835 Lockeway Drive Suite 306**	**069-15-0-027.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**Alpharetta, GA 30004**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD K. STORMS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMANDA LYNNE BUSCH, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2 on the Plan of Final Plat of Minor Revision to Estes Subdivision of record in Instrument No. 20200131-0011708, 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 Richard K. Storms, unmarried by Warranty deed from Gus Richards, unmarried of record in Instrument No. 20200911-0103543 Register's Office for Davidson County, Tennessee, dated September 02, 2020 and recorded on September 11, 2020. Richard K. Storms has since married. Erika Storms, spouse of Richard K. Storms, hereby joins in this conveyance and does transfer and convey any and all marital interest Erika Storms may have in and to the above-described tract or parcel of land.

This conveyance is subject to:
- Property taxes for 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20200131-0011708, Register's Office of Davidson County, Tennessee.
- TVA Easement of record in Book 787, Page 9, in the Register's Office for Davidson County, Tennessee.
- Right of Way Agreement to Tennessee Natural Gas Lines of record in Book 5920, Page 93, and Book 5917, Page 37, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covent for Detached Structure Recorded on September 25, 2020 of record in Instrument Number 20200925-0110545, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1512 E Stewarts Lane, Nashville, Tennessee 37218**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

Karen Johnson Davidson County
Batch# 740381 **DEEDWARR**
10/20/2021 02:52:49 PM 2 pgs
Fees: $13.00 Taxes: $1,909.20

20211020-0141082

Witness my/our hand(s) this the 18th DAY OF OCTOBER, 2021.

Richard K. Storms

Erika Storms

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD K. STORMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of October, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIKA STORMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of October, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212