Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-AQR-21-1208A

Karen Johnson Davidson County
Batch# 757326 DEEDWARR
11/18/2021 08:19:46 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20211118-0153415

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** ~~**Record & Return To:**~~ ~~**First Title & Escrow Co., Inc.**~~ **FTEC File No. 36705-10-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $399,900.00. Affiant Subscribed and sworn to before me this 12th day of November, 2021. Notary Public My Commission Expires: 5-2-22

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

WARRANTY DEED

Address New Owner: Aaron Quattlebaum, Kaitlin Keltner 1208A Kirkwood Avenue Nashville, TN 37212	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 118010D00100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Timothy William Bush and Allyson Suzanne Bush, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Aaron Quattlebaum and Kaitlin Keltner, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1208A Kirkwood Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 11th day of November, 2021.

Timothy William Bush by Allyson Suzanne Bush, atty in Fact
Timothy William Bush by Allyson Suzanne Bush,
his attorney-in-fact

Allyson Suzanne Bush
Allyson Suzanne Bush

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Allyson Suzanne Bush, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Timothy William Bush, and she is authorized by Timothy William Bush to execute this instrument on his/her behalf.

Witness my hand, at office, this 11th day of November, 2021.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Timothy William Bush and Allyson Suzanne Bush, 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, at office, this 11th day of November, 2021.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. A, also known as 81A, together with the appurtenant interest in the common elements of Kirkwood Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20070524-0062286, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to the aforementioned Declaration, and being located upon Lot No. 81 on the plan of Victoria Place of record in Plat Book 332, page 10, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Timothy William Bush and Allyson Suzanne Bush, husband and wife, by deed dated December 17, 2019 from Elizabeth C. McManus, an unmarried woman, of record in Instrument No. 20191220-0131713, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2021 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Kirkwood Townhomes, of record in Instrument No. 20070524-0062286, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit C to the Declaration in Instrument No. 20070524-0062286, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 332, page 10, Register's Office for Davidson County, Tennessee.
6. Storm sewer and drainage ditch of record in book 3505, Page 510, Register's Office for Davidson County, Tennessee.