(1)

Return To: Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 811445 DEEDWARR
02/25/2022 12:01:33 PM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20220225-0021711

# WARRANTY DEED

| Address New Owner(s): | Send Tax Bills To: | Map-Parcel Nos. |
|---|---|---|
| Gabrielle Rushing<br>528 Sarver Avenue<br>Madison, Tennessee 37115 | First-Citizens Bank & Trust Company<br>1314 Park Street<br>Columbia, SC 29201 | 043-02-0C-008.00-CO |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PARADISE PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP,** has this day bargained and sold, and does hereby transfer and convey unto the said **GABRIELLE RUSHING, unmarried woman,** the Grantee herein, her (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

**Land in Davidson County, Tennessee, being Lot No. 8, as shown on the map entitled the Plan of Final Plat, Amqui Place, Section 3, of record as Instrument No. 20191218-0130360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.**

**Being part of the same property conveyed to PARADISE PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, by deed from TRACY WOODWARD AND THANE MYERS AND LEANNA RADNEY AND DIANE WHITE, of record as Instrument No. 20101215-0099848, dated December 6, 2010, said Register's Office.**

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value whichever is greater, for this transfer is **$370,000.00**.
Subscribed and sworn to before me
this 23rd day of February, 2022.
My Commission Expires: 12/16/2024

Affiant

Hillary Torrence
Notary Public

This is improved property located at 528 Sarver Avenue, Madison, Davidson County, Tennessee 37115.

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 23rd day of February, 2022.

**PARADISE PROPERTIES,**
**a Tennessee General Partnership**

BY: _____
**James L. Paradise, Jr., Managing Partner**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **James L. Paradise, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Partner of **Paradise Properties, a Tennessee General Partnership**, the within named bargainor, a partnership, and that he, as such Managing Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as Managing Partner.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 23rd day of February, 2022.

_____
NOTARY PUBLIC

My Commission Expires: ~~02/23/2022~~ RCF
12/03/2024

