39B

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17115-MC

Karen Johnson Davidson County
Batch# 856505 DEEDWARR
05/17/2022 10:41:36 AM 2 pgs
Fees: $13.00 Taxes: $3,219.00

20220517-0056593

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $870,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of May, 2022.

Notary Public
My Commission Expires: 7/9/22

LYDIA H. WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jessica Hope Busbee, Trustee 810b Rosebank Avenue Nashville, TN 37206	Jessica Busbee 3622 Brush Hill Rd Nashville, TN 37216	084-05-1A-002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Laura Nicole Pearse, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jessica Hope Busbee, Trustee of Busbee Family Trust U/A/D dated April 19, 2013**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Units B as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 810 Rosebank Avenue, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 20180723-0071498, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Laura Nicole Pearse, an unmarried woman by Warranty deed from Brandon Bubis and Kelly Bubis, Husband and wife of record in Instrument No. 202005200052422 Register's Office for Davidson County, Tennessee, dated May 15, 2020 and recorded on May 20, 2020.

This is ☒ improved or ☐ unimproved property located at: **810b Rosebank Avenue, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13 day of May, 2022.

GRANTOR:

Laura Nicole Pearse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Laura Nicole Pearse**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of May, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26