Karen Johnson Davidson County
Batch# 890144 DEEDWARR
07/18/2022 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220718-0081955

Warranty Deed

JULIE BAILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $350,000.00. Amanda Allen Affiant Subscribed and sworn to before me, this the 11th day of July, 2022. Julie Bailey Notary Public My commission expires: 9-2-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Diane Brush Craig Brush	New Owner(s)	Part of 053-03-0-038.00
1208 Cleves Street, UNIT A & B		
Nashville, TN 37138		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PREMIER TRUST, INC. CUSTODIAN FBO EB #5799 IRA**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DIANE BRUSH AND CRAIG BRUSH, WIFE AND HUSBAND**, 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 situated in Davidson County, Tennessee, being Unit A and B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1208 Cleves Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20220624-0072187, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1208 Cleves Street, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220624-0072187, and Bylaws appended thereto as Exhibit "D", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Tracy Church, an unmarried woman by Warranty deed from Flippin Ventures, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190227-0017929 Register's Office for Davidson County, Tennessee, dated February 27, 2019 and recorded on February 27, 2019.

Being the same property conveyed to Premier Trust, INC. Custodian FBO EB #5799 IRA by Warranty deed from Tracy Church, Married of record in Instrument No. 20201020-0122293 Register's Office for Davidson County, Tennessee, dated October 15, 2020 and recorded on October 20, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1208 Cleves Street Unit A & B, Old Hickory, TN 37138, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of July, 2022.

Premier Trust, Inc. Custodian FBO EB #5799 IRA

By: _____
Name: Kathy Klein
Its: Trust Officer

STATE OF NEVADA
COUNTY OF Clark

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kathy Klein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trust Officer of Premier Trust, Inc. Custodian FBO EB #5799 IRA, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 11th day of July, 2022.

_____
Notary Public

My Commission Expires: Feb 16, 2024

JACOB LOPEZ
Notary Public, State of Nevada
No. 20-0503-01
My Appt. Exp. Feb. 16, 2024

Tennessee Certification of Electronic Document

I, Steven T. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 18, 2022 ____ (date of document).

Affiant Signature

July 18, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 18 day of July, 2022.

Notary's Signature

STATE OF TENNESSEE NOTARY PUBLIC

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025