Karen Johnson Davidson County
Batch# 891482 DEEDWARR
07/20/2022 10:44:30 AM 4 pgs
Fees: $23.00 Taxes: $2,719.50
20220720-0083084

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: QTN-9051-2022

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of July,2022 NOTARY PUBLIC My commission expires: 7/19/2025

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brackney Gregory and Stephanie Gregory 4307 Stone Hall Blvd. Hermitage, TN 37076	New Owner	085-04-0A-413-00

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED THIRTY FIVE THOUSAND AND 00/100 Dollars ($735,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOSHUA S. BUSCH AND JESSICA BUSCH, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BRACKNEY GREGORY AND STEPHANIE GREGORY, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 413 on the Plan of Revision to the Final Plat, The Reserve at Stone Hall (formerly Eversong at Ravenwood), Phase 2, Section 1, Planned Unit Development, as shown on plat of record in Instrument #20181217-0122497, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Joshua S. Busch and Jessica Busch, husband and wife, from Meritage Homes of Tennessee, Inc., an Arizona corporation, by Special Warranty Deed dated October 23, 2020 and recorded October 28, 2020 in Instrument #20201028-0124999, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X improved property, known as: 4307 Stone Hall Boulevard, Hermitage, TN 37076

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this 14th day of July, 2022

GRANTOR(S)

Joshua S. Busch

STATE OF Michigan
COUNTY OF Oakland

Personally appeared before me, a Notary Public, Joshua S. Busch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 14th day of July, 2022.

Notary Public

Kelly D. Farrell
Printed Notary Name

My commission expires: 04/13/2026

KELLY D. FARRELL
Notary Public, State of Michigan
County of Oakland
My Commission Expires Apr. 13, 2026
Acting in the County of ____

WITNESS MY HAND, this 14th day of July, 2022

GRANTOR(S)

Jessica Busch

STATE OF Michigan
COUNTY OF Oakland

Personally appeared before me, a Notary Public, Jessica Busch, 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.

WITNESS my hand and seal, this the 14th day of July, 2022.

KELLY D. FARRELL
Notary Public, State of Michigan
County of Oakland
My Commission Expires Apr. 13, 2026
Acting in the County of

Notary Public

Kelly D. Farrell
Printed Notary Name

My commission expires: 04/13/2026

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 7/15/22 (date of document)

Affiant Signature

7/15/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 15th day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY