(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $657,900.00.

Affiant

Subscribed and sworn to before me on July 28, 2022.

NOTARY PUBLIC
My Commission Expires: 6/14/25

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

File #2022-315

Karen Johnson Davidson County
Batch# 895984 DEEDWARR
07/29/2022 11:44:48 AM 2 pgs
Fees: $13.00 Taxes: $2,434.23

20220729-0086628

THIS INSTRUMENT WAS PREPARED BY AND RETURN:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ryan G. Burnett and Madelyn K. Burnett 613 Brentlawn Court Nashville, TN 37220	First Horizon Bank 165 Madison Ave Memphis, TN 38103	146-15-0-111.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOHN MILLS HUSSUNG AND WIFE, LEAH MICHELLE HUSSUNG**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **RYAN G. BURNETT AND MADELYN K. BURNETT, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10, on the Plan of Brentwood Hall Annex, of record in Book 2330, page 69, Register's Office for Davidson County, Tennessee, to which plan reference to and being more particularly described as:

BEGINNING at a point in the Southeast margin of Brentlawn Court the common corner of Lots 10 and 11; thence in a Westerly direction along the margin of said Brentlawn Court around a curve 60.8 feet to a point, the common corner of Lots 9 and 10; thence in a Southeast direction along the line between said lots 193.8 feet to a point; thence in an Easterly direction 336.2 feet to a point, common corner of Lots 10 and 11; thence in a Northwesterly direction along the line between said lots 219.2 feet to the POINT OF BEGINNING.

Being the same property conveyed to JOHN MILLS HUSSUNG AND WIFE, LEAH MICHELLE HUSSUNG, by deed from ELIZABETH LAWRENCE HUSSUNG, of record as Instrument No. 20090828-0080880, dated June 29, 2009, said Register's Office.

MELVIN V. HUSSUNG died on or about September 05, 2006, leaving ELIZABETH LAWRENCE HUSSUNG, as the surviving tenant by the entirety.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 613 Brentlawn Ct., Nashville, TN 37220.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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.

Wherever 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 our hands on July 28, 2022.

Grantor:

John Mills Hussung

Grantor:

Leah Michelle Hussung

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **JOHN MILLS HUSSUNG AND LEAH MICHELLE HUSSUNG**, the within named bargainor, 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 28th day of July, 2022.

Notary Public

My commission expires: 6/14/25

