Warranty Deed

Karen Johnson Davidson County
Batch# 904176 DEEDWARR
08/16/2022 01:44:30 PM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20220816-0092864

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of August, 2022.

Notary Public

My commission expires: 4-13-25

CHARLENE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

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:
Kelly Bussell	Ascend Federal Credit Union ~~New Owner(s)~~ (CT)	096-10-0-151.00
2851 Emery Drive	P.O. Box 1210	
Nashville, TN 37214	Tullahoma, TN 37388	

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, **BRADLEY M. ROTH AND ALISON E. ROTH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELLY BUSSELL, AN UNMARRIED WOMAN**, 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 Lot No. 346 on the Plan of Cloverhill, Section VI of record in Plat Book 2133, Page 89, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bradley M. Roth and Alison E. Roth, husband and wife by Warranty deed from Jeremy W. Bruce and Erica Bruce, husband and wife of record in Instrument No. 20190104-0001055 Register's Office for Davidson County, Tennessee, dated December 28,2018 and recorded on January 04, 2019.

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 2851 Emery Drive, Nashville, TN 37214, 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 12th day of August, 2022.

Bradley M. Roth

Alison E. Roth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Bradley M. Roth and Alison E. Roth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of August, 2022.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

True Copy Certification

I, Yvette Meldrum, 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 August 12, 2022.

Signature
August 12, 2022
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this August 12, 2022

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025