Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 904229 DEEDWARR
08/16/2022 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20220816-0092946

39-B
File #22-1300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christoper D. Bushong, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Aaron Pope,** , hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 265 on the Plan of Cloverhill Subdivision, Section 5, of record in Plat Book 2133, page 88, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Christopher D. Bushong, an unmarried man by deed from Peggie Ruth Black Collins, married, dated January 31, 2014, of record in Inst. No. 20140214-0013211, Register's Office for Davidson County, Tennessee. Christopher D. Bushong is now married to Jessica Ryan Bushong and she joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2920 Leatherwood Drive, Nashville, TN 37214.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
James Aaron Felton Pope
2920 Leatherwood Drive
Nashville, TN 37214

RESPONSIBLE FOR TAX PAYMENT
CrossCountryMortgage, LLC
6850 Miller Road
Brecksville, OH 44141

TAX MAP-PARCEL #:
096-10-0-118.00

WITNESS THE EXECUTION HEREOF this 16th day of August, 2022.

Christoper D. Bushong

Jessica Ryan Bushong

State of Tennessee)
County of Davidson)

On this 16th day of August, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Christoper D. Bushong and Jessica Ryan Bushong, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in ~~and who executed the foregoing~~ instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 345,000.00.**

Affiant

Sworn and subscribed before me on this the 16th day of August, 2022.

Notary Public

My Commission Expires: 7/9/24

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 16, 2022

Storey Carver
Affiant Signature

8/16/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16th day of August 2022

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

