39B

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF ~~Wilson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 435,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August 2022.

Notary Public
COMMISSION EXPIRES: 7/6/26

LYDIA H WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 904445 DEEDWARR
08/17/2022 11:36:57 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20220817-0093245

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher D. Bushong Jessica R. Bushong	STUDIO BANK	054-13-0-006
(NAME)	(NAME)	
101 Anthony Street	124 12TH AVE S #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37138	NASHVILLE, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Lori Bentley, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica Ryan Bushong and Christopher Donley Bushong, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 part of Lot No. 18 on the plan of life and casualty insurance company's subdivision of Dabbs and Elliott's property, known as Dupontonia, as of record in plat book 843, page 56, register's office for said county, described as follows:

Beginning at a point on the Northwesterly Margin of Anthony Avenue, 325 feet Northeasterly from the Northwest corner of said Anthony Avenue and Old Hickory Boulevard; thence with the Northwesterly margin of said Anthony Avenue, Northeastwardly 100 feet to a point in the Southwestern boundary line of a part of lot no. 18 conveyed to Robert M. Nabors, Jr. and wife, Mildred S. Nabors, by deed from Clarence R. USSERY and wife, of record in book 1542, page 130, register's office for said county; thence with Nabors' Southwestern Boundary line, Northwestwardly 150 feet to Nabors' Southwest corner; thence Southwestwardly 100 feet to a point; thence Southeastwardly 150 feet to the beginning.

Being the same property conveyed to Lori Bentley, unmarried by Deed dated November 29, 2021 from Charles G. Hitchcock, an unmarried man, and Amanda M. Rainey, an unmarried woman, recorded December 2, 2021, in Instrument Number 202112020159662, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 101 Anthony Street (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37138 (Postal Zip)

File No.: 5951-22
Warranty Deed Individual LES rev. 09-2018

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. successors and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors 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 this 16 day of August, 2022.

Lori Bentley

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Lori Bentley, 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 as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 16 day of August, 2022.

S. Nixon Pressley

Commission Expires: 01/26/2025

S. NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JAN. 26, 2025