TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Karen Johnson Davidson County
Batch# 912832 DEEDWARR
09/06/2022 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20220906-0099918

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF September, 20 22.

Notary Public

MY COMMISSION EXPIRES: 10/16/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Keith Logan	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME) 237 Circle View Dr.	(NAME) NEW OWNER	07115032300
(ADDRESS) Franklin, TN 37067	(ADDRESS)	
(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, **Elliott Rushing**, a single man, **and Kesha Russaw Rushing,** a single woman, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keith Logan**, a married man, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 125 as shown on the Plan of Sharpe and Horne's Second Subdivision of the Lindsley Property in Northeast Nashville, of record in Book 161,lPage 53, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kesha Russaw Rushing, by virtue of that certain Quit Claim Deed dated August 15, 2022, and being of record at Instrument No. 20220815-0092538, in the amount of S.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Elliott Rushing and Kesha Rushing, husband and wife, by virtue of Warranty Deed dated March 4, 2015 at Instrument No. 20150309-0019648 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at The Register's Office for Davidson, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1226 N 2nd St Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 my hand this 30th day of August, 2022.

Elliott Rushing by Memorie White Attorney in fact

Elliott Rushing

Kesha Russaw Rushing

Kesha Russaw Rushing

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, [redacted] **Kesha Russaw Rushing**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that [redacted] she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of August, 2022.

Jacqueline G Brown
Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State Of Tennesee
County Of Davidson

Personally appeared before me, Memorie White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Elliot Rushing, and who acknowledged executing the same as the free act and deed of Elliot Rushing.

WITNESS my hand and offcial seal at office this 30th day of August,2022.

Jacqueline G Brown
Notary Public

11/3/25
My Commission Expires

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 8/30/2022.

Affiant Signature

8/31/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/31/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON