This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19241-DJ

Karen Johnson Davidson County
Batch# 923435 DEEDWARR
09/30/2022 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20220930-0107823

STATE OF TENNESSEE
COUNTY OF Williamson

EDWARD LUCAS HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $405,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of September, 2022.

Notary Public
My Commission Expires: 01/08/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bushwood Investments LLC 315 Wilson Pike Brentwood TN 37027	New Owner	070-13-0-035

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NMA Properties, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Bushwood Investments LLC, a Tennessee limited liability company**, hereinafter called the Grantee(s), its 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 all of Lot No. 27, Resha Heights, according to survey and plat of same appearing of record in Book 1424, page 110, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to NMA Properties LLC by Quitclaim Deed from Michelle Monique Mathews and Tim Mathews, individuals, dated November 2, 2015, recorded December 21, 2015, of record in Instrument No. 20151221-0127912, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3203 Resha Lane, Nashville, TN 37218**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of September, 2022.

GRANTOR:

NMA Properties, LLC, a Tennessee limited liability company

By: _____
Tim Mathews, Manager

A notary public or other officer completing this certificate verifies only the indemnity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy or validity of that document.

State of California)
) ss.
County of San Diego)

On 09-28-22 before me, Roland Bergin IV, a Notary Public, personally appeared Tim Mathews who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

ROLAND BERGIN IV
Commission No. 2398230
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires March 23, 2026

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(seal)

_____
Notary Public

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 09/28/2022 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 09/28/2022

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 28 **day of** September, **2** 022

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.6.2024

  Notary's Seal (if on paper)

