Karen Johnson Davidson County
Batch# 950277 DEEDWARR
12/12/2022 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20221212-0128644

	STATE OF TENNESSEE **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $370,000.00 Brenna Logan Affiant Subscribed and sworn to before me, this 9th day of December, 2022. Notary Public My commission expires:_____
(Notary Stamp)	RUSSELL J. MCCANN NOTARY PUBLIC TENNESSEE My Comm Exp. 05.14.25 COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brenna Logan	**New Owner**	**071-15-0-323.00**
1226 North 2nd Street		
Nashville, TN 37207		

FOR AND IN 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 ACKNOWLEDGE, WE,

Keith Logan, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brenna Logan, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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. 125 on the Plan of C. F. Sharpe and W. L. Horn's 2nd Subdivision of Lindsley Property in Northeast Nashville of record in Book 161, Page 53, 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 Elliott Rushing and Kesha Rushing, husband and wife, by Warranty Deed from Andrea Wilkerson, unmarried, dated March 4, 2015, of record in Instrument No. 20150309-0019648, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Kesha Russaw Rushing by Quitclaim Deed from Elliott Rushing, pursuant to Final Decree of Divorce of record in the Fourth Circuit Court for Davidson County, Tennessee, under Docket No. 21D1712, of record in Instrument No. 20220815-0092538, dated June 21, 2022, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Keith Logan, a married man, by Warranty Deed from Elliott Rushing, a single man, and Kesha Russaw Rushing, a single woman, dated August 30, 2022, of record in Instrument No. 20220906-0099918, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b.
c. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 1226 North 2nd Street, Nashville, TN 37207.

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 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.

By signing below, grantor warrants that property was never used as a marital residence.

Witness my/our hand(s) this 9th day of December, 2022.

Keith Logan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Keith Logan**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of December, 2022.

Notary Signature
My commission expires:

RUSSELL J. MCCANN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/14/25
COUNTY OF WILLIAMSON

File #: **22-690**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Russell J. McCann, 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

December 9, 2022.

Date

Affiant Signature

December 9, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9th day of December, 2022

Notary's Signature

DEVIN OAKLEY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 03/21/26
COUNTY OF WILLIAMSON

My Commission Expires: 3-21-26
Date

Notary's Seal (if on paper)