Karen Johnson Davidson County
Batch# 1002506 DEEDWARR
05/12/2023 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,494.06
20230512-0035442

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $403,800.00.

Affiant

Subscribed and sworn to before me this 11th day of May, 2023.

Notary Public
My Commission Expires: 4/23/2025

Crystal Johnson State of Tennessee Notary Public Sumner County

2023-176

Address of New Owner:	Send Tax Bills to:	Tax Information:
William J. Washawanny and Nina Jaramillo Washawanny, Trustees	New Owners	
645 Des Moines Drive	1693 Flippen Rd.	075-07-0-068.00
Nashville, TN, 37076	Lebanon, TN 37087	

WARRANTY DEED

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 acknowledged, we

Curtis E. Bush and Crystal A. Bush, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

William J. Washawanny and Nina Jaramillo Washawanny, Trustees of Washawanny Revocable Trust dated February 15, 2018,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Section Two, Tulip Grove of record in Plat Book 3700, Page 122, 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 Curtis E. Bush and wife, Crystal A. Bush by Warranty deed from Shirley M. Sims, a widow of record in Book 10371, page 449, Register's Office for Davidson County, Tennessee, dated March 04, 1997 and recorded on March 06, 1997.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **645 Des Moines Drive, Nashville, TN 37076.**

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 our hands this 11th day of May, 2023.

Curtis E. Bush

Crystal A. Bush

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Curtis E. Bush and Crystal A. Bush, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of May, 2023.

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 5/11/2023 (date of document).

Affiant Signature

5/12/2023
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 12 day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

