NEW OWNER:
JAQUELYN FAYE RUSHING
14 HICKORY CREEK CIRCLE
MT JULIET, TN 37122

SEND TAX BILLS TO:
NEW OWNER
PRIMARY RESIDENTIAL MORTGAGE, INC.
1480 NORTH 2200 WEST, MAC 1003
SALT LAKE CITY, UT 84116

Map & Parcel
097020A305.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 23-0575

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1017623 **DEEDWARR**
06/22/2023 08 50 34 AM 3 pgs
Fees $18 00 Taxes $1,276 50

20230622-0047258

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Forty-Five Thousand and 00/100 Dollars ($345,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ROBERT G. DAVIS and BARBARA D. DAVIS, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JAQUELYN FAYE RUSHING and RYAN TYSON RUSHING, wife and husband,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 305, Plan of Villages of Riverwood, Section One, Phase 3B, Revision One, of record in Instrument No. 20120502-0037433, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to ROBERT G. DAVIS and wife, BARBARA D. DAVIS, by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, dated December 19, 2012, and of record in Instrument No. 20121226-0118799, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **1317 RIVERBROOK DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20120502-0037433, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 20th day of June, 2023.

ROBERT G. DAVIS

Barbara D Davis

BARBARA D. DAVIS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ROBERT G. DAVIS and BARBARA D. DAVIS**, 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 office this 20th day of June, 2023.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

****

The actual consideration or value, whichever is greater, for this transfer is **$345,000.00.**

AFFIANT

Sworn to and subscribed to before me this 20th day of June, 2023.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026