THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-6065-WE

Karen Johnson Davidson County
Batch# 1029655 DEEDWARR
07/24/2023 10 18 03 AM 2 pgs
Fees $13 00 Taxes $1,720 50

20230724-0056729

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 465,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF July, 2023

Notary Public

MY COMMISSION EXPIRES 9-2-24

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Hannah Mary Staller and Bradford Kirk Hussey	**New Owner**	
427 Bunkerhill Drive		106-15-0-027 00 and
Nashville, TN 37217		106-15-0-027 00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,**Stefan Petrescu and wife, Cristina Petrescu**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bradford Kirk Hussey, an unmarried man and Hannah Mary Staller, an unmarried woman, as joint tenants with rights of survivorship**

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, described as follows

Tract 1.
Being Lot No 27, on the Plan of Hill-N-Dale Acres, of record in Plat Book 2900, Page 33 & 34, Register's Office for Davidson County, TN, to which reference is hereby made for a more complete description.

Tract 2
Being Reserved Parcel "B", on the Plan of Hill-N-Dale Acres, of record in Plat Book 2900, Page 33 & 34, Register's Office for Davidson County, TN, to which reference is hereby made for a more complete description

Tract 3 ·
Being the northerly one-half of Deervale Drive immediately adjacent to Lot 27, Hill-N-Dale Acres, abandoned and vacated by the Metropolitan Government of Nashville and Davidson County, as set out in Ordinance No 72-244 recorded in Minute Book

M-42, Page 166, and as recorded as Instrument 20010515-0050149, in the Register's Office for Davidson County, Tennessee Said abandonment was made subject to such easements, reservation and limitations as set out in Ordinance No 72-244 incorporated herein by reference at Instrument 20010515-0050149

Being the same property conveyed to Stefan Petrescu and wife, Cristina Petrescu by Warranty deed from Terry G Spray and wife, Sherry Hileman Spray of record in Instrument No 20030605-0077668 Register's Office for Davidson County, Tennessee, dated June 2, 2003 and recorded on June 5, 2003 (Value of consideration shown in aforementioned deed $145,000.00.)

THIS CONVEYANCE IS SUBJECT TO· (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations

This is __ unimproved _X_ improved property known as **427 Bunkerhill Drive, Nashville, TN 37217**

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 the 21 day of July, 2023

Stefan Petrescu

Cristina Petrescu

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 **Stefan Petrescu and wife, Cristina Petrescu,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 21 day of July 2023

My Commission expires 9/2/24

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Notary Public