Karen Johnson Davidson County
Batch# 1031888 DEEDWARR
07/28/2023 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,457.80
20230728-0058350

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 6-27-26
(AFFIX SEAL)

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Nicole A. Pearson	NEW OWNER	
(NAME)	(NAME)	
638 Saint Jules Lane		173-09-0-A-088.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, I/we, **Jesse Elijah Busby, a married man joined by wife Katie Smith**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Nicole A. Pearson, a single person**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 95, on the plan of REVISION ONE, SECTION TWO, LENOX VILLAGE, of record in Instrument No. 20020731-0091872, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Hal R. Busby and wife, Susan K. Busby by Warranty Deed dated 10/30/2009 from Rene Caudill a/k/a Arlena R. Caudill and husband, John Whitehead of record in Instrument No. 20091103-0101645, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jesse Elijah Busby by Quitclaim Deed dated 05/21/2021 from Hal R. Busby and wife, Susan K. Busby of record in Instrument No. 20210527-0071683, Register's Office for Davidson County, Tennessee.

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, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 638 Saint Jules Lane, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Matters shown on plat of record in Instrument No. 20020731-0091872, Register's Office for Davidson County, Tennessee. Master Deed Restrictions for Lenox Village of record in Instrument No. 20020315-0032825, Register's Office for Davidson County, Tennessee. Declaration of Charter, Easements, Covenants, and Restrictions for Lenox Village of record in Instrument No. 20020315-0032826, as amended in Instrument No. 20220228-0022407, Register's Office for Davidson County, Tennessee. Charter for Lenox Village Neighborhood Association of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee. Grant of Easement of record in Instrument No. 20130916-0097049, Register's Office for Davidson County, Tennessee.

Effective the 27th day of ~~July, 2023~~.

Jesse Elijah Busby

Katie Smith

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand, at office, this 27th day of July, 2023.

Notary Public

My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 28 day of July, 2023.

K. Thomas Sidwell
Date: 07/28/23

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 28 day of July, 2023.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

