Karen Johnson Davidson County
Batch# 1041561 DEEDWARR
08/23/2023 10 20 31 AM 2 pgs
Fees $13 00 Taxes $2,497 50

20230823-0065830

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $675,000 00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd day of August, 2023

NOTARY PUBLIC

My commission expires: 3/7/26

THIS INSTRUMENT PREPARED BY & RETURN TO
Birthright Title, LLC
2800 N Mt Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER	SEND TAX BILLS TO	MAP & PARCEL NUMBERS.
Anton J. Bueschen, Jr and Alison C Bueschen		102-15-0-103 00
(NAME)	(NAME)	
501 Close Lane	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		

Warranty Deed

For and in Consideration of the sum of $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 **Coode Chesney Family Revocable Living Trust,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Anton J. Bueschen, Jr. and Alison C. Bueschen, husband and wife,** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit

Land in Davidson County, Tennessee, being Lot(s) 121, as shown on the map entitled Plan of Brook Meade, Section II, of record in Book 2133, page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to JAMES F CHESNEY AND WIFE, SARA A COODE, by deed from ROY A. FAVA AND WIFE, MARILYN WELCH FAVA, of record in Book 8743, page 821, dated September 30, 1992, said Register's Office

JAMES F. CHESNEY AND SARA ANN COODE, HUSBAND AND WIFE, conveyed said property to JAMES FRANK CHESNEY AND SARAH A COODE, CO-TRUSTEES OF THE COODE CHESNEY FAMILY REVOCABLE LIVING TRUST DATED SEPTEMBER 10, 2021, by Quitclaim Deed of record as Instrument No 20211011-0136247, dated September 10, 2021, said Register's Office

This property is __unimproved _X_improved property known as 777 Brook Hollow Road, Nashville, TN 37205

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

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his 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

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated

Witness our hands this 22nd day of August, 2023

The Coode Chesney Family Revocable Living Trust UTA September 19, 2021 and as amended

BY James Frank Chesney Co-Trustee
James Frank Chesney, Co-Trustee

BY Sarah Ann Coode, Co-Trustee
Sarah Ann Coode, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Frank Chesney and Sarah Ann Coode with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as Co-Trustees of The Coode Chesney Family Revocable Living Trust UTA September 19, 2021 and as amended, and in his capacity as such Trustee, acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 22nd day of August, 2023

Notary Public
My Commission Expires

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY