Karen Johnson Davidson County
Batch# 1044936 DEEDWARR
08/31/2023 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20230831-0068347

WARRANTY DEED

Kristina F Iantosca
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

PREPARED BY:
CARNEY TITLE, LLC
400 OVERBECK LANE
STE. 101
NASHVILLE TN 37204
File #23-PA-0500-4

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/9/2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kent A. Bush, Kendra K. Kophamer Bush, Allen D. Bush, Trustee of Allen D. Bush Revocable Trust, and Barbara Bush, Trustee of Barbara Bush Revocable Trust	**New Owner**	
(NAME)	(NAME)	**051 10 0I 009.00**
16150 Liberty Street		
(ADDRESS)	(ADDRESS)	
Morrison, IL 61270		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **500 CREATIVE WAY UNIT 04 LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KENT BUSH AND KENDRA KOPHAMER BUSH, HUSBAND AND WIFE, NOT IN TENANTS IN COMMON BUT IN JOINT TENANCY WITH THE RIGHT OF SURVIVORSHIP AS TO AN UNDIVIDED ONE-HALF INTEREST IN THE REAL ESTATE DESCRIBED AND BARBARA BUSH AS TRUSTEE OF THE BARBARA BUSH REVOCABLE TRUST AS TO A ONE-FOURTH UNDIVIDED INTEREST IN THE REAL ESTATE DESCRIBED AND ALLEN D. BUSH, AS TRUSTEE OF THE ALLEN D. BUSH REVOCABLE TRUST AS TO THE REMAINING ONE-FOURTH UNDIVIDED INTEREST IN THE REAL ESTATE DESCRIBED.** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee being Unit 9 of the Niche (formerly known as the Ellington Crossing Townhomes), a horizontal property regime with private elements, as set out in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190104-0001080, as amended in Instrument No. 20190108-0002096 and Instrument No. 20210111-0004563, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to 500 Creative Way Unit 4, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Scott William Barnes (one and the same as Scott Barnes), a married man, and Chad Chaffee, a married man, of record in Instrument No. 20210524-0070202, in the Register's Office of Davidson County, Tennessee, dated May 21, 2021 and recorded on May 24, 2021.

Being the same property conveyed to Chad Chaffee, a married man, and Scott Barnes, a married man, by General Warranty Deed from Ellington Group, GP, a Tennessee General Partnership, of record in Instrument No. 20210426-0054985, in the Register's Office of Davidson County, Tennessee, dated April 14, 2021 and recorded on April 26, 2021.

500 Creative Way Unit 4, LLC is one and the same as 500 Creative Way Unit 04 LLC.

This conveyance is subject to:
*County of Davidson taxes for 2023 and thereafter, not due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Peak Returns, as recorded in Instrument No. 20141121-0107462.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190104-0001080, as being amended in Instrument No. 20190108-0002096 and Instrument No. 20210111-0004563.

*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180731-0074714.

*Easement for Access Agreement, recorded in Instrument No. 20170823-0086518.

*Easement for Right of Way, recorded in Instrument No. 20210625-0086688.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **500 Creative Way, Unit 4, Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 31st day of August, 2023.

500 Creative Way Unit 04 LLC, a Tennessee Limited Liability Company

By: _____
Chad Chaffee, Member

STATE OF Arizona
COUNTY OF Maricopa

Before me, the undersigned, of the state and county mentioned, personally appeared Chad Chaffee, Member of 500 Creative Way Unit 04 LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of 500 Creative Way Unit 04 LLC, the within named bargainor, a Limited Liability Company, and that such Chad Chaffee, Member of 500 Creative Way Unit 04 LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Mesa, this 31st day of August, 2023.

Lorna W Hale
Notary Signature

Printed Name: Lorna W. Hale

My commission expires: 3-13-26

LORNA W HALE
Notary Public - Arizona
Maricopa County
Commission # 621554
My Comm. Expires Mar 13, 2026

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Kimberly Minter, 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 AUGUST 31, 2023.

Kimberly Minter

Name: KIMBERLY MINTER
Title: POST-CLOSER

STATE OF: **Tennessee**

COUNTY OF: DAVIDSON

Sworn to and subscribed before me on AUGUST 31, 2023.

Kristina Iantosca

Notary Public: Kristina Iantosca
My Commission Expires: 3/9/2027

