This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 1062979 DEEDWARR
10/19/2023 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20231019-0082126

ADDRESS NEW OWNER:
Lisette Oropesa & Steven Harris
1209 Andrew Donelson Drive
Hermitage, TN 37076

SEND TAX BILL TO:
New Owners

MAP/PARCEL 075-11-0A-034.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Josiah S. Bush, a single man, hereafter called the GRANTOR,** has bargained and sold, and by these presents, does transfer and convey unto **Lisette Oropesa and Steven Harris, wife and husband, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Phase Two, Heritage Meadows of record in Plat Book 9700, Page 525, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Margaret H. Patterson and husband, Thomas E. Patterson by Warranty deed from Frank Batson Homes, Inc. of record in Book 11592, page 154, Register's Office for Davidson County, Tennessee, dated July 26, 1999, and recorded on July 28, 1999. Margaret H. Patterson and Thomas E. Patterson remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Thomas E. Patterson, therefore Margaret H. Patterson was the surviving tenant by the entirety to property herein.

Being the same property conveyed to Josiah S. Bush, a single man by Warranty deed from Margaret H. Patterson, a widower of record in Instrument No. 20230524-0039251 Register's Office for Davidson County, Tennessee, dated May 22, 2023, and recorded on May 24, 2023.

This is improved property known as: **1209 Andrew Donelson Drive, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind himself, his 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.

Possession to be given 13th day of October, 2023.

WITNESS MY HAND on this the 13th day of October, 2023.

Josiah S. Bush by Kelly Diane Bush, as his attorney in fact

Josiah S. Bush by Kelly Diane Bush as his attorney-in-fact, recorded in Instrument No. 20231016-0081075 **Register's of Deed's Office of Davidson County, Tennessee.**

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kelly Diane Bush**, as attorney-in-fact for **Josiah S. Bush**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she executed the within instrument as the free act and deed of the said **Josiah S. Bush**, the within named bargainor, for the purposes therein contained by virtue of a Specific Power of Attorney duly executed by the said **Josiah S. Bush**, and recorded simultaneously herewith in Instrument No 20231016-0081075, of the Register's Office of Wilson County, Tennessee.

WITNESS my hand and official seals at office this13th day of October, 2023.

NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My Commission Expires: 3-2-25

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $515,000.00.

Tonya B. Hannon
AFFIANT

Subscribed and sworn to before me this the 13h day of October, 2023.

NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My Commission Expires: 3-2-25

File No: 230375

Certificate of Authenticity

I, Joshua A. Terry, 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 10/13/23.

Affiant Signature – Joshua A. Terry

10/17/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/17/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27