Karen Johnson Davidson County
Batch# 1077255 DEEDWARR
12/01/2023 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20231201-0092978

WARRANTY DEED

2023-10-1290

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00.

Thomas Edward Rush
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1 day of December, 2023.

(Affix Seal) Notary Public

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Thomas Edward Rush and Audrey Lynn Rush 245 Cross Timbers Drive Nashville, TN 37221	OWNER	Map/Parcel 128-14-0-189.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tiffany S. Dubray, Trustee of Melissa Kay Hunke Revocable Living Trust dated February 28, 2020**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas Edward Rush and Audrey Lynn Rush, husband and wife**, hereinafter called the GRANTEES, their heirs 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 Lot No. 93, on the plan of Harpeth Park, Section Four, of record in Book 4300, Page 52, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Melissa Kay Hunke, unmarried by Warranty Deed from T. John Boyd, unmarried, dated September 21, 1995 and recorded September 25, 1995 in Book 9805, Page 162, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Melissa K. Hunke, Trustee, Melissa Kay Hunke Revocable Living Trust, dated February 28, 2020 by Warranty Deed from Melissa Kay Hunke, unmarried, dated February 28, 2020 and recorded March 13, 2020 in Instrument No. 20200313-0028124, Register's Office of Davidson County, Tennessee. The said Melissa K. Hunke having since died on August 8, 2023, leaving Tiffany S. DuBray as Successor Trustee under the Melissa Kay Hunke Revocable Living Trust, dated February 28, 2020. Melissa K. Hunke is one and the same as Melissa Kay Hunke.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2023 and subsequent years, a lien now due and payable but not delinquent, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 245 Cross Timbers Drive, Nashville, TN 37221 .

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 the GRANTOR, does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the

same is unencumbered, unless otherwise herein set out; and she does further covenant and binds herself, her successors and assigns, 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.

Effective the 1ST day of December, 2023:

Melissa Kay Hunke Revocable Living Trust dated February 28, 2020

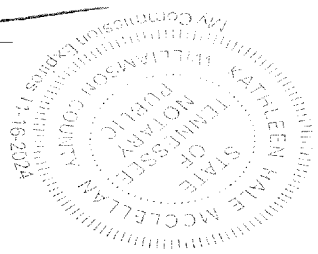
By: Tiffany S Dubray, Trustee
Tiffany S. Dubray, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1ST day of December, 2023, before me personally appeared Tiffany S. Dubray, Trustee of Melissa Kay Hunke Revocable Living Trust dated February 28, 2020, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1ST day of December, 2023.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 12/1/2023.

Date

Affiant Signature

12/1/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of December, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025