Karen Johnson Davidson County
Batch# 1081463 DEEDWARR
12/13/2023 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,946.20
20231213-0096032

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 231146279**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $526,000.00. Affiant Subscribed and sworn to before me, this 8th day of December, 2023. Notary Public My Commission Expires: 12-21-2024

LYNN J. BABCOCK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Jennifer Busch 5001 Montclair Drive Nashville TN 37211-4329	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 146-08-0-187.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kelsey L. White, unmarried, and Justin R. Williamson, unmarried, as joint tenants with right of survivorship,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jennifer Busch , an unmarried woman**, ("Grantees"), her, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 447 on the Plan of Crive Hall Estates, Section Six of record in Plat Book 2331, Page 1 and 2, in the Register's Office for said County.

Being the same property conveyed to Kelsey L. White, unmarried and Justin R. Williamson, unmarried as joint tenants with rights of survivorship by Warranty Deed from David A. Moss, unmarried of record in Instrument No. 20210617-0081870 Register's Office for Davidson County, Tennessee, dated June 16, 2021 and recorded on June 17, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page(s) 1 and 2, inclusive, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2332, Page 92, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Conveyance of Water Mains to Nashville Suburban Utility District of record in Book 2333, Page 280, in the Register's Office for Davidson County, Tennessee.

No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

This is improved property located at 5001 Montclair Drive Nashville TN 37211-4329

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of December, 2023.

Kelsey L. White

Justin R. Williamson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelsey L. White and Justin R. Williamson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of December, 2023.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, 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 December 13, 2023.

Affiant

Date: 12/13/23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 13th day of December, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY