Karen Johnson Davidson County
Batch# 1096694 DEEDWARR
02/01/2024 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,589.15
20240201-0007077

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

ADDRESS NEW OWNER:
James Clayton Busch
2925 Dunmore Drive
Nashville, TN 37214

SEND TAX BILL TO:
CMG mortgage
3160 Crow Canyon Rd Ste 400
San Ramon, CA 94583

MAP/PARCEL 096-10-0-228.00

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, **Jeffery L. Wilson and Barbara Joan Wilson, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **James Clayton Busch, an unmarried man, hereafter called the GRANTEE,** his 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. 383 on the Plan of Clover Hill, Section No. VII of record in Plat Book 2133, Page 92, 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 Jeffery L. Wilson, and wife, Claudia Ann Wilson by Warranty Deed from Paul A. Bateman and wife, Karen R. Batman, of record in Book 9327, page 344, Register's Office for Davidson County, Tennessee, dated April 25, 1994, and recorded on April 29, 1994.

The Jeffery L. Wilson and Claudia Ann Wilson, now known as Claudia Lepp, having since divorced as evidenced by a Final Divorce Decree entered in the 4th Circuit Court of Davidson County, Tennessee, as Case #08D-1881.Being the same property conveyed to Jeffery L. Wilson and wife, Barbara Joan Wilson by Quitclaim Deed from Jeffery L. Wilson, married, of record at Instrument No. 20130708-0070151, Register's Office for Davidson County, Tennessee, dated March 19, 2013 and recorded on July 08, 2013.Being the same property conveyed to Jeffery L. Wilson, a married man by Quitclaim Deed from Claudia Lepp, formerly known as Claudia Ann Wilson, of record in Instrument Number 20131017-0108264, Register's Office for Davidson County, Tennessee, dated October 16, 2013 and recorded on October 17, 2013.

Being the same property conveyed to Jeffery L. Wilson and wife, Barbara Joan Wilson by Quitclaim Deed from Jeffery L. Wilson and wife, Barbara Joan Wilson of record in Instrument No. 20131104-0114388 Register's Office for Davidson County, Tennessee, dated October 28, 2013, and recorded on November 04, 2013.

This is improved property known as: **2925 Dunmore Drive, Nashville, Tennessee 37214.**

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 GRANTEE, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are 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,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 31st day of January, 2024.

WITNESS MY HAND on this the 31st day of January, 2024.

Jeffery L. Wilson

Barbara Joan Wilson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jeffery L. Wilson and Barbara Joan Wilson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 31st day of January, 2024.

NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My Commission Expires: 3-2-25

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $429,500.00.

AFFIANT

Subscribed and sworn to before me this the 31st day of January, 2024.

NOTARY PUBLIC

My Commission Expires: 11-21-26

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No: 240018

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 January 31, 2024.

J. Carlton Drumwright

January 31, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 31, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY