Karen Johnson
Batch # 1101331
02/15/2024 08:46:34 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240215-0010450

This instrument prepared by:
Claiborne K. McLemore III
1211 Sixteenth Avenue, S.
Nashville, Tennessee 37212

Name and Address of New Owner:	Send Tax Bills to:	Property Identification
David A. Rushing and Devin F. Rushing-Schurr, Co-Trustees of the David A. Rushing Revocable Living Trust 1501 Pippen Court Hanover, MD 21076	-same-	Map and Parcel Number: 147 02 0 114.00

QUIT-CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DAVID A. RUSHING**, an unmarried person (the "Grantor"), has this day bargained and sold, and does hereby convey, deliver and transfer to **DAVID A. RUSHING AND DEVIN F. RUSHING-SCHURR, CO-TRUSTEES** of the David A. Rushing Revocable Living Trust dated 1/19, 2024, as now in force or as same may be hereafter amended (the "Grantees"), their successors and assigns forever, all the Grantor's interest in certain real property situated in Davidson County, Tennessee, being more particularly described as follows:

BEING LOT NO. 160 on the Plan of Abbay Hall, Section II, as of record in Book 2331, Page 38 of the Register's Office for Davidson County, Tennessee.

SAID LOT NO. 160 fronts 92 feet on the northerly side of Coventry Drive and runs back between lines 278 feet on the westerly line and 303 feet on the easterly line to a dead line in the rear measuring 96 feet thereon.

BEING THE SAME property conveyed to David A. Rushing and wife, Peggy T. Rushing, by deed of record at Book 7163, page 983, Register's Office for Davidson County,

Tennessee. The said Peggy T. Rushing has since died, leaving David A. Rushing as the sole owner of the subject property.

THE SUBJECT PROPERTY:

(i) is subject to prior years' unpaid property taxes (now a lien due and payable) and current year's property taxes (a lien but not yet due and payable), and

(ii) Restrictive Covenants, of record in Book 2438, Page 108, Register's Office for said County, and

(iii) such other matters of record as may affect it.

THIS is improved property known generally as 428 Coventry Drive, Nashville, Tennessee 37211.

WHEREVER 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, the undersigned Grantor has made this instrument, on this the 19 day of January 2024.

David A. Rushing

DAVID A. RUSHING

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

PERSONALLY appeared before me, Jennifer Hoover Notary Public of this county, David A. Rushing, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of January, 2024.

NOTARY PUBLIC Jennifer Hoover

My commission expires:
9/30/2024

JENNIFER HOOVER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 9-30-2024

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

The actual consideration for this transfer is $-0-.

Affiant

Sworn to and subscribed before me, this the 19th day of January, 2024.

NOTARY PUBLIC Jennifer Hoover

My commission expires:
9/30/2024

JENNIFER HOOVER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 9-30-2024