Karen Johnson Davidson County
Batch # 1109066 DEEDWARR
03/08/2024 02:28:22 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240308-0016402

This Instrument Prepared By:
Davis Law Group, PLLC
103 Wexford Hall
Hendersonville, TN 37075
Based on information supplied by Grantor.

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{NOTE: THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(1)(C)(vi).

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NEW OWNER ADDRESS:	**SEND TAX NOTICES:**	**MAP & PARCEL NOS.:**
James L. Bush, Trustee 1005 Twelve Stones Court Goodlettsville, TN 37072	same	Map: 33-10 Parcel: 3 11D-41622

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF no monetary consideration, but in order to transfer title to a revocable living trust of the Grantor, I, **James H. Bush** (the "Grantor"), by these presents, do hereby grant, transfer and convey unto **James L. Bush, Trustee of the JHB Living Trust (dtd: 02/23/2024)** (the "Grantee"), his successors and assigns forever, all of Grantor's right, title and interest, in and to the following described tract or parcel of land located in the Second Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1, Ridgemont Estates, section 1, which plan appears of record in Book 5050, Page 73, Register's Office for Davidson County, Tennessee, to which plan reference is made for a particular description of said lot.

Being the same property conveyed to James H. Bush and wife, Allene J. Bush, by Warranty Deed from Paul Gerald McConnell and wife, Mary B. McConnell, dated March 6, 1981, and of record in Book 5718, Pages 508-510 of the Office of the Register of Deeds for Davidson County, Tennessee. Said Allene J. Bush having subsequently passed away on June 11, 2018, leaving James H. Bush as sole owner in and to one hundred percent (100%) of said property by tenants by the entireties.

This is improved property otherwise known as 601 Woodshire Drive, Goodlettsville, TN 37072.

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/her successors and assigns, forever.

Grantor covenants that he 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. Grantor further covenants and binds himself, his successors, and legal representatives to warrant and forever defend the title to said land to the said Grantee, his/her successors 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.

IN WITNESS WHEREOF, I, the undersigned, have hereunto set my hands on this the 23 day of February 2024.

James H. Bush

James H. Bush

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **James H. Bush**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this 23 of February 2024.

Notary Public

07/04/26

My Commission Expires

RANDLE S. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

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AFFIDAVIT OF VALUE

{NOTE: PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(1)(E), NO OATH OF VALUE IS REQUIRED SINCE THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(1)(C)(vi).}

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