Karen Johnson Davidson County
Batch# 1111635 DEEDWARR
03/15/2024 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20240315-0018232

Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
23-0337

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of March, 2024

Notary Public

Commission Expires: 5/18/2024

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ali Daher 280 Paden Drive Nashville, TN 37206	NEW OWNER	052-03-0-101.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Ronald F. Busch, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ali Daher, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A parcel of land, near Madison Sanitarium, beginning at the Northwest corner of the lot conveyed by deed of July 13, 1939, from The Layman Foundation to Robert B. Thomas and wife, Edith, as recorded in Book 1108, page 289, of the Register's Office of Davidson County, Tennessee, running thence in a westerly direction along the Southerly margin of Sanitarium Drive 171 feet to a point, thence South 175 feet to the Northerly margin of Lot 13, Block B of the unrecorded plan of Homeacres, thence in an Easterly direction along the North line of said Lot 13, and the Northerly line of Lot 15, Block B, 171 feet to a point, thence North 175 feet to the point of beginning, the said lot being part of Lot 14, Block B of the unrecorded plan of Homeacres, as sub-divided by Blanchard and Parrish.

Being the same property conveyed to E. F. Busch and wife, Clara Busch, by Warranty Deed from Roy C. Kinsey and wife, Lotta B. Kinsey, dated July 09, 1940, and recorded July 10, 1940, of record in Book 1132, Page 63, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Ronald D. Busch, Barbara J. Busch Schnelle and Danny F. Busch, by Quitclaim Deed from Clara Busch, (E.F. Busch now being deceased), dated May 30, 2003, and recorded June 03, 2003, of record in Instrument No. 20030603-0075271, Register's Office of Davidson County, Tennessee. Being the same property conveyed to Ronald D. Busch and wife, Marilyn Busch by Quitclaim Deed from Ronald D. Busch, Barbara J. Busch Schnelle and Danny F. Busch, of record in Instrument Number 20030603-0075272, Register's Office for Davidson County, Tennessee. The said Marilyn Busch having since died on January 27, 2015, leaving Ronald D. Busch as surviving tenant by the entirety.

Being the same property conveyed to Ronald F. Busch, married, by Quitclaim Deed from Ronald D. Busch, unmarried, dated July 15, 2021 and recorded July 23, 2021 as Instrument No. 20210723-0099391 in the Register's Office of said County. Subject property was held as investment property and was not the marital residence of the Grantor of spouse.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 912 Hospital Drive Madison, TN 37115.

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 we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of March, 2024.

Ronald F. Busch

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ronald F. Busch** 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 and official seal at Hendersonville, Tennessee this 14th day of March, 2024.

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
(Notary Seal)
COUNTY OF SUMNER

Notary Public
My Commission Expires: 8-20-24

I, Kelsie Holloway 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 3|14|2024 (date of document).

Kelsie Holloway

Affiant Signature

3|15|2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15 day of March, 2024.

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 11|28|26

Notary's Seal (if on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY