Name and Address of New Owner:
Steffen Cushing and Natasha Cushing
791 Fontwell Lane
Franklin, TN 37064

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1114910 DEEDWARR
03/25/2024 02:06:30 PM 4 pgs
Fees: $23.00 Taxes: $2,146.00
20240325-0020590

This Instrument Prepared By: Greater
Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 071-16-0-187.00

WARRANTY 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 legal sufficiency of which are hereby irrevocably acknowledged, **Carrie A. Carlton and Christopher Bistline, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Steffen Cushing and Natasha Cushing, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 86 and the northerly 16 feet of Lot No. 85 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot and part of said Lot adjoin and front together on the easterly side of North Fifth Street and run back between parallel lines, Lot No. 86 running back along the southerly margin of Richardson Street 165 feet to an alley.

Being the same property conveyed to Carrie Carlton, unmarried, and Christopher S. Bistline, unmarried, as joint tenants with right of survivorship, by Warranty Deed from Louisena Francis, unmarried, dated April 5, 2013 and recorded April 24, 2013, in Instrument No. 20130424-0040593, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Ensley, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Carrie Carlton, unmarried, and Christopher S. Bistline, unmarried, joint tenants with right of survivorship, dated January 12, 2015 and recorded January 21, 2015 in Instrument No. 20150121-0006022, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Carrie A. Carlton and Christopher Bistline, wife and husband, by Quitclaim Deed from Ensley, LLC, a Tennessee Limited Liability Company, dated December 1, 2018 and recorded December 5, 2018 in Instrument No. 20181205-0118760, Register's Office of Davidson County, Tennessee.

For informational purposes only: Property known as 1127 North 5th Street. Nashville, Tennessee 37207.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of March, 2024.

_____ (SEAL)
Chistopher Bistline

_____ (SEAL)
Carrie A. Carlton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Chistopher Bistline and Carrie A. Carlton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of March, 2024.

STEVEN A. DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

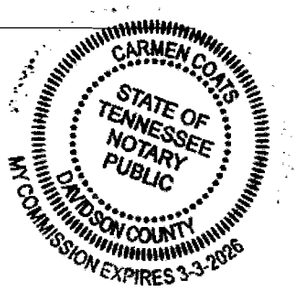
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $580,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
20th day of March, 2024.

Notary Public
My commission expires:

File No. GNT-24-3156



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **March 20, 2024** (date of document).

Affiant Signature

March 25, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 25th day of March, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25