RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

Karen Johnson
Batch # 1115183
03/26/2024 11:33:07 AM
Fees: $13.00 Taxes: $4,810.00

Davidson County
DEEDWARR
2 pgs

20240326-0020932

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF March, 2024

Notary Public

MY COMMISSION EXPIRES: 11-8-27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Nash and Nicola Nash	OWNER	
(NAME)	(NAME)	
920 Robertson Academy Road		132 13 0 054.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **ICY LOU BYNUM N/K/A ICY LOU SANDERS, TRUSTEE OF T/U/W AUDRA D. BUSBY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDWARD NASH AND NICOLA NASH, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of OAK HILL VALLEY, as of record in Book 1835, pages 15 and 16, Register's Office for said County, described as follows:

Beginning at a point on the North margin of Robertson Academy Road, at the corner of Lots 63 and 64; thence with the line between said lots, Northerly 252.8 feet to a corner of Lots 63 and 72; thence with the line between said lots, Eastwardly 268.59 feet to the Westerly margin of Dustin Lane; thence with the margin of the same, Southerly 248.66 feet to the beginning of a curve; thence along said curve, Southwesterly 38.64 feet to the Northerly margin of Robertson Academy Road; thence with the margin of the same, Westerly 176.92 feet to a concrete monument; thence continuing with the margin of the same Westerly 48.79 feet to the point of beginning.

Being the same property conveyed to James L. Busby and Icy Lou Bynum, Co-Trustees T/U/W Audra D. Busby, by Quitclaim Deed from Jack W. Robinson, Jr., Trustee, of record in Instrument No. 20150811-0080402, in the Register's Office of Davidson County, Tennessee, dated August 06, 2015 and recorded on August 11, 2015. The said James L. Busby and William T. Egbert, Co-Trustees T/U/W Audra D. Busby quitclaim unto Jack W. Robinson, Jr., Trustee. The said James L. Busby having died on September 27, 2023. See Probate Case No. 23P2410, filed in the Seventh Circuit Court of Davidson County, Tennessee Probate Division on December 19, 2023. Icy Lou Bynum as the sole Trustee of the Trust.

PM2024-249

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 920 Robertson Academy Road, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 25th day of March, 2024

T/U/W AUDRA D. BUSBY

BY: Icy Lou Sanders
ICY LOU BYNUM N/K/A ICY LOU SANDERS,TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Icy Lou Bynum n/k/a Icy Lou Sanders,** with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the **Trustee** of **T/U/W Audra D. Busby**, the within named bargainor, a trust, and that he/she as **Trustee** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his/her name as **Trustee** of T/U/W Audra D. Busby.

Witness my hand and official seal this 25th day of March, 2024.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

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