Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1124996 DEEDWARR
04/19/2024 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20240419-0028302

39-B
File #24-1084

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel J. Paulson and Wendy J. Paulson, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jordan Douglas Busing and Jordan Ashley Trotter Busing, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of 2nd Addition to West Meade Hills of record in Plat Book 4460, page 178, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel J. Paulson and Wendy J. Paulson, husband and wife by deed from Jacob Diebler and Jordyn Diebler, dated May 3, 2019, of record in Instrument No. 20190508-0043065, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 999 Windrowe Drive, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Jordan Douglas Busing
999 Windrowe Drive
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT

TAX MAP-PARCEL #:
115-02-0-125.00

WITNESS THE EXECUTION HEREOF this 18th day of April, 2024.

Daniel J. Paulson **Wendy J. Paulson**

State of Tennessee)
County of Davidson)

On this 18th day of April, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Daniel J. Paulson and Wendy J. Paulson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/2026

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 735,000.00.**

Affiant

Sworn and subscribed before me on this the 18th day of April, 2024.

Notary Public

My Commission Expires: 7/11/2024

ALLISON TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES 07/06/2026

ALLISON TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 07/06/2026

RETURN TO: MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **April 18, 2024**.

Date

Affiant Signature

April 19, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **19** day of **April**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)