Karen Johnson Davidson County
Batch# 1144339 DEEDWARR
06/06/2024 02:41:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20240606-0042567

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Suite 100
Mt. Juliet, TN 37122
SG-24-2169

STATE OF TENNESSEE
COUNTY OF Wilson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4th day of June, 2024

Notary Public

Commission Expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Susannah May Vander Ploeg and Dustin Patrick Savage 817 Heritage Trl Hermitage, TN 37076	Bank of Tennessee 301 East Center Street Kingsport, TN 37660	075-01-0-059.00

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,

Timothy Bush, a single man

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

Susannah May Vander Ploeg and Dustin Patrick Savage, wife and husband

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. 112, as shown on the map entitled Hermitage Hills, Section Twelve of record in Plat Book 4675, Page 125, 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 Jason Howle by Warranty Deed from Louette Waltz, unmarried of record in Instrument No. 20150722-0071755 Register's Office for Davidson County, Tennessee, dated June 30, 2015 and recorded on July 22, 2015. The said Jason Howle died on September 25, 2015; His estate having been probated in the Probate Court for Davidson County, Tennessee, Case Number 15P1676; Reference is also made to the Order Declaring the Estate Insolvent on the 28th day of January, 2016.

Being the same property conveyed to Valarie Howle and Timothy Bush, husband and wife by Administratrix Deed from Valarie L. Howle, as Administratrix of the Estate of Jason Michael Howle of record in Instrument No. 20160225-0018190 Register's Office for Davidson County, Tennessee, dated February 19, 2016 and recorded on February 25, 2016. The said Valarie Howle Bush died on or about May 6, 2024, leaving Timothy Bush as surviving tenant by the entirety.

Reference is made to Affidavit of Heirship recorded on _____, of record in Instrument No. 202406060042565, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Timothy Bush by Quitclaim Deed from Jayden Howle, Nakayle Howle, and Jonathan Howle by Timothy Bush, hus Custodial Guardian, recorded on _____, of record in Instrument No. 202406060042566, Register's Office for Davidson County, Tennessee.

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: 817 Heritage Trl, Hermitage, TN 37076

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 used, 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 4th day of June, 2024.

Timothy Bush

STATE OF TENNESSEE
COUNTY OF WILSON

On this ~~22nd~~ 4th day of ~~May,~~ June (MB) 2024, before me personally appeared Timothy Bush, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~22nd~~ 4th day of ~~May,~~ June (MB) 2024.

Notary Signature
My commission expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT "A"

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Certificate of Authenticity

I, Joshua A. Terry, 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 6/4/2024.

Affiant Signature – Joshua A. Terry

6/6/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/6/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27