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

Karen Johnson Davidson County
Batch# 1161056 DEEDWARR
07/23/2024 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20240723-0055518

39-B
File #24-1140

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 **Jessica Hope Busbee, Trustee of The Busbee Family Trust, U/A/D April 19, 2013, as amended**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Plendl LLC, a Florida limited liability company**, 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 all of Lot No. 277 on the Plan of Edgefield Land Companys First Subdivision of record in Plat Book 57, Page 130, 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 Michael J. R. Busbee by Warranty Deed from Chris Thomas Homes, LLC of record in Instrument No. 20111202-0094003, Register's Office for Davidson County, Tennessee, dated November 18, 2011 and recorded on December 02, 2011.

Being a portion of the same property conveyed to Michael J. R. Busbee by Quitclaim Deed from Anita F. Burttram of record in Instrument No. 20171120-0118923 Register's Office for Davidson County, Tennessee, dated November 02, 2017 and recorded on November 20, 2017. The said Michael J.R. Busbee subsequently died testate, a resident of California, on September 28, 2019.

Being the same property conveyed to The Busbee Family Trust by Last Will & Testament of Michael James Ryan Busbee (a/k/a Michael J.R. Busbee), which has been admitted for Probate for the purpose of Muniment of Title in Case No. 24P-1268, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division and is of record at Instrument No. 20240710-0051815 (Order) and 20240710-0051816 (Will), 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: 1604 Eastside Avenue, Nashville, TN 37206.

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:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Plendl LLC 4274 Raleigh Way Tallahassee, FL 32311	New owners	**094-01-0-443.00**

WITNESS THE EXECUTION HEREOF this 17th day of July, 2024.

The Busbee Family Trust, U/A/D April 19, 2013, as amended

Jessica Hope Busbee, Trustee

Jessica Hope Busbee, Trustee

State of Tennessee
County of Davidson

On this 17th day of July, 2024, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Jessica Hope Busbee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Trustee of the maker, The Busbee Family Trust, dated April 19, 2013, as amended, that she is authorized by the maker to execute this instrument, and that she has executed this instrument on behalf of The Busbee Family Trust, dated April 19, 2013, as amended, as Trustee.

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 7/6/26

State of Tennessee
County of Williamson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 610,000.00.**

Affiant

Sworn and subscribed before me on this the 17th day of July, 2024.

ELIZABETH YERGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Notary Public

My Commission Expires: _____

Please Return to:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 **July 17, 2024**.

Affiant Signature

July 23, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

23rd day of **July**, 20**24**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires