G#37397-2

WARRANTY DEED

Karen Johnson
Batch # 1161315
07/24/2024 01:47:37 PM
Fees: $13.00 Taxes: $5,577.47

Davidson County
DEEDWARR
2 pgs

20240724-0055927

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,507,424.00.**

Kathy Goodson
Affiant

MIKE BOYD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me this the 23rd day of July, 2024.

Notary Public

My commission expires 5/9/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Alan C. Bush and Tara A. Bush	**"New Owners"**	**103 08 0 D 006 00 CO**
1005 Roundrock Circle		
Coppell, TX 75019		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

David Tate Rich Jr, Trustee of the David Tate Rich Jr Revocable Trust dated February 11, 2020

AND ANY AMENDMENTS THERETO, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alan C. Bush and Tara A. Bush, 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. 6 on the Final Plat of Cherokee Crossing, of record in Instrument No. 20050328-0032338, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to David Tate Rich, Jr., an unmarried man, by Warranty Deed dated December 14, 2018, from Grace O'Neal Clayton, a married woman, of record in Instrument No. 20181217-0122178, Register's Office for Davidson County, Tennessee. Said property was further conveyed to David Tate Rich, Jr., Trustee of the David Tate Rich Jr. Revocable Trust dated February 11, 2020, by Quitclaim Deed dated February 11. 2020, from David Tate Rich, Jr., an unmarried man, of record in Instrument No. 20200214-0016978, Register's Office for Davidson County, Tennessee.

THE conveyance of the above-described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20050328-0032338, Register's Office for Davidson County, Tennessee;

2) All matters as shown on Book 421, Page 32, said Register's Office;

3) Declaration of Restrictive Covenants, By-Laws, Conditions and Restrictions of Cherokee Crossing, of record in Instrument No. 20051215-0150402, Register's Office for Davidson County, Tennessee;

4) Charter of Cherokee Crossing Homeowners Association, Inc., of record in Instrument No. 20100203-0008714, said Register's Office;

5) Dedication of Common Areas to Cherokee Crossing Homeowners Association, Inc., of record in Instrument No. 20100203-0008715, said Register's Office;

6) Title to that portion of the premises, if any, embraces within the charter right of way of N.C. and St. L Railroad;

7) Stormwater Detention Agreement of record in Instrument No. 20050118-0005960, said Register's Office;

8) Subject to rights of others in and to the common areas and/or elements; and,

9) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: **4317 Westlawn Drive, Nashville, TN 37209**.

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 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/our hand(s) this **23rd** day of **July, 2024.**

David Tate Rich Jr, Trustee of the David Tate Rich Jr Revocable Trust dated February 11, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **David Tate Rich Jr, Trustee of the David Tate Rich Jr Revocable Trust dated February 11, 2020,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **23rd** day of **July, 2024.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON