(2)

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QCBL-23519-24

Bridgehouse Title
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

Karen Johnson
Batch # 1176326
09/03/2024 11:50:33 AM
Fees: $13.00 Taxes: $2,830.50

Davidson County
DEEDWARR
2 pgs

20240903-0067594

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $765,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 day of August 2024

NOTARY PUBLIC

My commission expires: 11.20.2024

AMANDA S. WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle Buser and Hannah Solima 2213 Maple Grove Lane Nashville, TN 37211	~~Same address as new owner~~ Union Home Mortgage 8241 Dow Circle W Strongsville, OH 44136	180-04-0A-049-00

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED SIXTY FIVE THOUSAND AND 00/100 Dollars ($765,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RANDALL M. LUSK AND KIMBERLY F. LUSK,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KYLE BUSER AND HANNAH SOLIMA, BOTH UNMARRIED AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 173 on the Plan of Addition to Highland Creek, Revision One, of record in Instrument No. 20000921-0094040, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
>
> Being the same property conveyed to Kimberly Lusk by Warranty Deed from Classic Homes BOS, LP, dated January 30, 2004, of record in Instrument No. 20040204-0013763, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Randall M. Lusk and Kimberly Lusk, husband and wife, by Quitclaim Deed from Kimberly Lush, a married woman, dated February 6, 2006, of record in Instrument No. 20060217-0019456, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 2213 Maple Grove Lane, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 28th day of August, 2024

GRANTOR(S)

Randall M. Lusk

Kimberly F. Lusk

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Randall M. Lusk and Kimberly F. Lusk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28 day of August, 2024.

Notary Public

Printed Notary Name

My commission expires: _____

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON