Karen Johnson Davidson County
Batch# 1183364 DEEDWARR
09/18/2024 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,439.30
20240918-0072417

WARRANTY DEED

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 03-15-2025

File No. EY-24-7619

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,000.00

Michelle Kendig
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2024

Patricia L Hurtt
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mason Christian Rush and Gabriella Christine Rush	NEW OWNER	
(NAME)	(NAME)	
1078 General George Patton Road		142-09-0D-070.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Phillip Juda and Danielle Adank, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mason Christian Rush and Gabriella Christine Rush, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1078 of Section Six, Phase One, River Plantation, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Section Six, Phase One, River Plantation of record in Plat Book 5200, Pages 359 and 360, and further described by Master Deed in Book 5794, Page 526, as amended in Instrument Number 20050504-0050172 and Instrument Number 20080423-0041324, and corrected in Instrument Number 20080429-0043657, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof.

Being the same property conveyed to Phillip Juda and Danielle Adank, husband and wife by Warranty Deed from Justin Kirby and Brittany Kirby, husband and wife of record in Instrument No. 20200720-0079203 Register's Office for Davidson County, Tennessee, dated July 17, 2020 and recorded on July 20, 2020.

This is property more commonly known as 1078 General George Patton Road, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 16th day of September, 2024.

Phillip Juda by LGH, his attorney in fact
Phillip Juda by Leslie G. Hayes, his Attorney-In-Fact

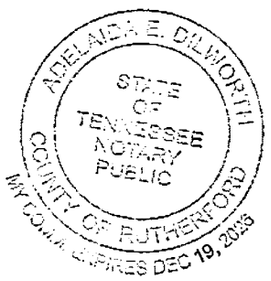
Danielle Adank by LGH, her attorney in fact
Danielle Adank by Leslie G. Hayes, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Leslie G. Hayes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for **Phillip Juda and Danielle Adank**, and that this instrument was executed on behalf of the said Phillip Juda and Danielle Adank for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202409180072416, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 16th day of September, 2024.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 9|16|24 (date of document).

Michelle W. Kendig
Affiant Signature

9|16|24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 16TH day of September 20 24

Patricia L Hurtt
Notary Signature

My Commission Expires: _____

Notary's Seal

