Karen Johnson Davidson County
Batch# 1196382 DEEDWARR
10/21/2024 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20241021-0081802

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

(AFFIX SEAL)

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH24-08565

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kristin J. Bushnell and David F. Bushnell, wife and husband 1112 Lilly Valley Way Nashville, TN 37209	New owner	102-13-0B-032.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Susan L. Becker, a single woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kristin J. Bushnell and David F. Bushnell, wife and husband**, hereinafter called the Grantees, their successors 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 Unit No. 32 on the plan of Park Place at Charlotte, a Horizontal Property Regime with Private Elements, as established by the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20160916-0097376, as amended in Instrument No. 20161118-0122072, Instrument No. 20161209-0129493 and in Instrument No. 20170213-0014731, and as shown as Exhibit "A-1" to the Amendment to Declarations of Covenants, Conditions and Restrictions for Park Place at Charlotte, of record in Instrument No. 20170213-0014731, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Susan L. Becker, a single woman by Warranty deed from John A. Parker and Jessica L. Parker, husband and wife of record in Instrument No. 20190226-0017467 Register's Office for Davidson County, Tennessee, dated February 25, 2019 and recorded on February 26, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1112 Lilly Valley Way, 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 21st day of October, 2024

Susan L. Becker

STATE OF TENNESSEE

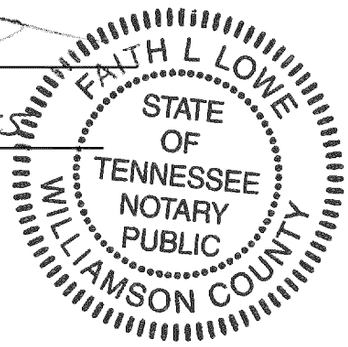
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Susan L. Becker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 21st day of October, 2024.

Notary Public

My Commission Expires: 6/14/25



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Faith Lowe, 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 October, 21, 2024.

Custodian's Signature

10.21.24
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 21st day of October, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON