WARRANTY DEED

Karen Johnson Davidson County
Batch# 1203048 DEEDWARR
11/08/2024 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20241108-0087385

DM-WM-24-3005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
David C. Brust and Shelby Brust	New Owner	
(NAME)	(NAME)	**084-08-0-106.00**
3005 Windemere Cir		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HONKY TONK HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID C. BRUST AND SHELBY BRUST, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 142, on the plan of Lincoya Hills, Section 5, of record in Book 2330, Page 35, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Richard A. White and wife, Madeline S. White by Warranty Deed from George T. Ferrell and wife, Julia C. Ferrell dated September 21, 1979 and recorded September 24, 1979 in Book 5503, Page 550, Register's Office of Davidson County, Tennessee
\line Madeline S. White having become deceased on or about May 21, 2016; leaving Richard A .White surviving tenant by the entirety.

Richard A. White having become deceased on or about February 6, 2017; Order for Muniment of title in Instrument No. 20200420-0040909, and Last Will and Testament recorded in Instrument No. 20200420-0040910, said Register's Office.

Being the same property conveyed to Honky Tonk Homes LLC by Warranty Deed from Stella Christine White, unmarried woman of record in Instrument No. 20240624-0046910 Register's Office for Davidson County, Tennessee, dated June 18, 2024 and recorded on June 24, 2024.

This conveyance is subject to:
- Taxes for the year 2024, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 2330, Page 35, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2435, Page 99 and Book 2446, Page 547, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3005 Windemere Cir, Nashville, Tennessee 37214**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 6 DAY OF NOVEMBER, 2024.

Honky Tonk Homes, LLC

BY: _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of HONKY TONK HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th of November, 2024.

_____
Notary Public
My Commission Expires: 6-8-27
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Ryan Lux, 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 **November 6, 2024**.

Date

Affiant Signature

11/06/2024

Date

State of Tennessee

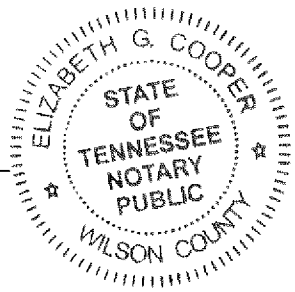
County of Davidson

Sworn to and subscribed before me this **6th** day of **November**, 20**24**.

Notary's Signature

My Commission Expires: 4/26/2025

Date



Notary's Seal (if on paper)