Karen Johnson Davidson County
Batch# 1207233 DEEDWARR
11/20/2024 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $4,292.00
20241120-0090587

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $1,160,000.00.

Affiant

Subscribed and sworn before me this the 13th day of November, 2024.

Notary Public
My commission expires: 3/3/26

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
James Walker Busbin, II	UNITED WHOLESALE MTG, LLC	071-15-0-245.00
1320 A Lischey Ave	700 SOUTH BLVD, EAST	
Nashville, TN 37207	PONTIAC, MI 48341	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STRATUS CONSTRUCTION, INC., A TENNESSEE CORPORATION,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JAMES WALKER BUSBIN, II AND JULIE JOHNSON-BUSBIN, HUSBAND AND WIFE,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 20 on the Plan of Highland Land Co's Subdivision of record in Plat Book 421, Page 14, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to Stratus Construction, Inc., by Quitclaim Deed from Trinovus, LLC, dated 11/22/2023 and recorded 11/27/2023 in Instrument No. 20231127-0091344; and being the same property previously conveyed to Trinovus, LLC, by Quitclaim Deed from Trinovus, LLC, dated 05/23/2023 and recorded 05/23/2023 in Instrument No. 20230523-0038854, Register's Office for Davidson County, Tennessee.

Also being a portion of the same property previously conveyed to Trinovus, LLC, by Warranty Deed from Willie Deen Danforth, dated 08/05/2022 and recorded 08/09/2022 in Instrument No. 20220809-0090674, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVEDPROPERTY KNOWN AS 1320 A Lischey Ave, Nashville, TN 37207.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 13th day of November, 2024.

Stratus Construction, Inc.

Vernon Thomas Keesee, Jr., Member

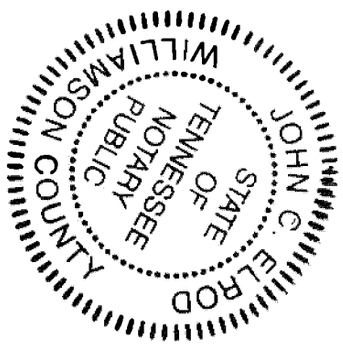
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Vernon Thomas Keesee, Jr.,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Member of the within named bargainor, Stratus Construction, Inc., and that he, as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of Stratus Construction, Inc. by the said Vernon Thomas Keesee, Jr. as such Member.

Witness my hand and official seal this 13th day of November, 2024.

My Commission Expires:
7/17/26

Notary Public



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 13, 2024.

Affiant Signature

19th day of November, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of November, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028