THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 1223139 DEEDQC
01/03/2025 02:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250103-0000735

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
James Walker Busbin, II and Julie Johnson-Busbin 144 Falls Circle Sylva, NC 28779	New Owner(s)	071-15-0-245.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **James Walker Busbin, II and Julie Johnson-Busbin, husband and wife,** by these presents does hereby quitclaim and convey unto **Julie Johnson Busbin, as to a 49.5% interest, and James Walker Busbin II, as to a 49.5% interest, Husband and Wife, and Davis Yaran Busbin, an unmarried man, as to a 1% interest, as Tenants-in-Common,** its successors and assigns, all of its right, title and interest in and to the following described tract of land:

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

Said Lots Nos. 20 along with Lot No. 21 front together 50 feet on the Westerly side of Lischey Avenue and run back 177.29 feet on the Southerly line and 178.625 feet on the Northerly line of said lot to an alley on the rear line, measuring 50 feet thereon.

Being the same property conveyed to Stratus Construction Inc by Quitclaim Deed from Trinovus, LLC of record in Instrument No. 20231127-0091344 Register's Office for Davidson County, Tennessee, dated November 22, 2023 and recorded on November 27, 2023.

Being the same property conveyed to James Walker Busbin, II and Julie Johnson-Busbin, husband and wife by Warranty Deed from Stratus Construction Inc., a Tennessee corporation of record in Instrument No. 20241120-0090587 Register's Office for Davidson County, Tennessee, dated November 13, 2024 and recorded on November 20, 2024.

Being also known as 1320A Lischey Avenue, Nashville, TN 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

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

Affiant

My commission expires:
(Affix Seal)

Sarah Hazlewood
Notary Public

SARAH HAZLEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 13 day of November, ~~2023~~ 2024

Julie Johnson-Busbin

James Walker Busbin II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Walker Busbin, II and Julie Johnson-Busbin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03/03/2025

Notary Public

My Commission Expires: 3.3.25

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 Nov. 13. 2024.

Affiant Signature

3rd day of January, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of January, 2025

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