Karen Johnson Davidson County
Batch# 1229589 DEEDWARR
01/23/2025 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $4,071.85
20250123-0005332

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,100,500.00

Affiant

Subscribed and sworn to before me, this the 22nd day of January, 2025

Notary Public

My Commission Expires: 4/15/2028
(AFFIX SEAL)

KELSIE HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 4-15-2028

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Cynthia Wellings Hayes	NEW OWNER	104-14-0-004.00
3604 Valley Vista Road		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we,

Kevin Krushenski and Nicole Krushenski, husband and wife

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cynthia Wellings Hayes, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot Nos. 21 and 22 of Block A, as shown on the map entitled the Plan of Bellwood, of record in Plat Book 547, Pages 149 and 150, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

BEING the same property conveyed to Kevin Krushenski and Nicole Krushenski, husband and wife, by Warranty Deed from Martha Janet Nichol Trustee of the Mary Nell Gourley 2021 Living Trust, dated 12/3/2021 and recorded 12/6/2021 in Instrument No. 20211206-0161352, as corrected by Affidavit of Scrivener's Error dated 2/11/2022 and recorded 2/14/2022 in Instrument No. 20220214-0016472, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to all existing easements and all matters shown on plat of record in Plat Book 547, Pages 149 and 150, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3604 Valley Vista Road, Nashville, TN 37205

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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(s) this 22nd day of January, 2025

Kevin Krushenski

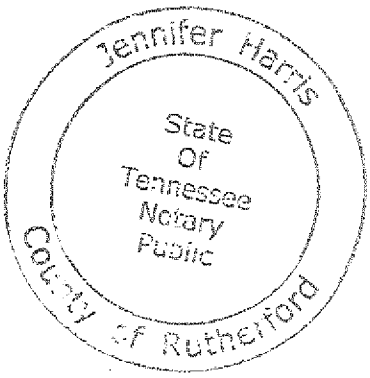
Nicole Krushenski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of January, 2025, before me personally appeared Kevin Krushenski and Nicole Krushenski, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of January, 2025.

Notary Signature
My commission expires: 8/19/28



I, Kelsie Holloway 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 1/22/2025 (date of document).

Kelsie Holloway

Affiant Signature

1/23/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 23 day of January, 2025.

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 11/28/26

Notary's Seal (if on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY