Prepared by:
Centennial Title Company, Inc
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

39-B
File #25-1023

Karen Johnson
Batch # 1243909
03/06/2025 10.44 58 AM
Fees $13 00 Taxes $1,535 50

Davidson County
DEEDWARR
2 pgs

20250306-0016891

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Fred J. Wolfe, Jr. and Beverly Ann Wolfe, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Paul Rush, Jr. and Mary Beth Rush, Co-Trustees of the Rush Family Trust dated February 19, 2025**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 8578, in River Plantation, Section Ten, Phase II-D, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase II-D, Condominium Apartments, recorded in Plat Book 9700, Pages 203 and 204, Register's office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, Page 598, said Register's Office for Davidson County, Tennessee, to which reference is hereby made, and in annexation document in Book 10136, Page 708, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Ten, Phase II-D, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, Page 598, et. seq., as applied to Section Ten, Phase II-A; Section Ten, Phase II-B; Section Ten, Phase II-C; Section Ten, Phase II-D; and Section Ten, Phase II-E, by annexation documents in Book 9780, Page 284; Book 9669, Page 111; Book 10024, Page 409; Book 10136, Page 708; and Book 10417, Page 348, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Fred J. Wolfe, Jr., and Wife, Beverly Ann Wolfe by Warranty Deed from Haury and Smith Contractors, Inc of record in Book 10536, page 11, Register's Office for Davidson County, Tennessee, dated July 18, 1997 and recorded on July 21, 1997.

This instrument is being executed on behalf of Fred J. Wolfe, Jr. pursuant to the Durable Power of Attorney executed on May 12, 2023 of record in Instrument No. 20250221-0013029, said Register's Office for Davidson County, Tennessee. Fred J. Wolfe, Jr. is also known as Fred Johnson Wolfe, Jr.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 8578 Sawyer Brown Road, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Paul Rush, Jr. and
Mary Beth Rush, Co-Trustees
8578 Sawyer Brown Road
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
142-13-0C-022.00

WITNESS THE EXECUTION HEREOF this 26th day of February, 2025.

Beverly Ann Wolfe

Beverly Ann Wolfe

State of Tennessee)
County of Davidson)

On this 26th day of February, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Beverly Ann Wolfe, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

Fred J. Wolfe, Jr. by Fred Steven Wolfe as Attorney-in-Fact

Fred J. Wolfe, Jr. by Fred Steven Wolfe, His Attorney in Fact

State of Tennessee)
County of Davidson)

On this the 26th day of February, 2025, before me before me the undersigned, a Notary Public in and for said County and State, personally appeared Fred Steven Wolfe, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Fred J. Wolfe, Jr., acknowledged that such person executed the same as the free act and deed of Fred J. Wolfe, Jr.

Notary Public

My Commission Expires: 3/3/26

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 415,000.00.**

Affiant

Sworn and subscribed before me on this the 26th day of February, 2025.

Notary Public

My Commission Expires: _____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027