Karen Johnson Davidson County
Batch# 1244262 DEEDWARR
03/07/2025 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20250307-0017304

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

39-B
File #25-1027

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 **Jessica Hope Busbee, Trustee of Busbee Family Trust U/A/D dated April 19, 2013**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Taimur Shafique Awan and Katherine Serna, husband and wife**, 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 Units B as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 810 Rosebank Avenue, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 20180723-0071498, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jessica Hope Busbee, Trustee of Busbee Family Trust U/A/D dated April 19, 2013 by Warranty Deed from Laura Nicole Pearse, an unmarried woman of record in Instrument No. 20220517-0056593 Register's Office for Davidson County, Tennessee, dated May 13, 2022 and recorded on May 17, 2022.

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: 810 B Rosebank Avenue, Nashville, TN 37206.

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:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Taimur Shafique Awan **Katherine Serna** **810 B Rosebank Avenue** **Nashville, TN 37206**	LUMINATE BANK 2523 SOUTH WAYZATA STE. 200 MINNEAPOLIS, MN 55405	**084-05-1A-002.00**

WITNESS THE EXECUTION HEREOF this 5th day of March, 2025.

Busbee Family Trust U/A/D dated April 19, 2013

Jessica Hope Busbee, Trustee

Jessica Hope Busbee, Trustee

State of Tennessee)
County of Davidson)

On this 5th day of March, 2025, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Jessica Hope Busbee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Trustee of the maker, Busbee Family Trust U/A/D dated April 19, 2013, that she is authorized by the maker to execute this instrument, and that she has executed this instrument on behalf of Busbee Family Trust U/A/D dated April 19, 2013, as Trustee.

Notary Public

My Commission Expires: 3/3/29

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 730,000.00.**

Amanda Allen

Affiant

Sworn and subscribed before me on this the 5th day of March, 2025.

April Sumrild

Notary Public

My Commission Expires: 12·19·2028

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

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 March 5. 2025.

Affiant Signature

7th day of March, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

