Karen Johnson Davidson County
Batch# 1248691 DEEDWARR
03/20/2025 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20250320-0020770

WARRANTY DEED

File No.: 2025-0090

CORA KELLER NYHUS NOTARY PUBLIC TENNESSEE COUNTY OF RUTHERFORD My Comm Exp. 08/19/2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00.

Affiant

Subscribed and sworn to before me on March 18, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
8.19.2028

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILL(S) TO:	MAP - PARCEL NO.:
Dryden E. Neilson 420 West Bend Drive, Unit B Nashville, TN 37209	New Owner	091-13-3P-002.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **TRESHA JUNG, TRUSTEE OF THE TRESHA JUNG REVOCABLE LIVING TRUST, DATED MAY 6, 2024**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **DRYDEN E. NEILSON, UNMARRIED**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. B on the plan of Homes at 420 West Bend Drive, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 420 West Bend Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210618-0082608, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to TRESHA JUNG, TRUSTEE OF THE TRESHA JUNG REVOCABLE LIVING TRUST, DATED MAY 6, 2024, by deed from TRESHA JUNG, UNMARRIED, of record in Instrument No. 20240812-0060248, dated May 6, 2024, said Register's Office.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

The conveyance of the above-described parcel of land is subject to the following:

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on March 18, 2025.

Grantor:

Tresha Jung Revocable Living Trust,
dated May 6, 2024

By: _____
Name: Tresha Jung
Title: Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Tresha Jung, Trustee of the Tresha Jung Revocable Living Trust, dated May 6, 2024, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of March, 2025.

_____
Notary Public

My Commission expires: My Commission Expires
January 17, 2027

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 03/18/2025 (date of document).

Jami K Averwater

Affiant Signature

03/19/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 19th day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 8.19.2028

ORA KELLER NYHUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08/19/2028
COUNTY OF RUTHERFORD