WARRANTY DEED

Karen Johnson Davidson County
Batch# 1272963 DEEDWARR
05/14/2025 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20250514-0037926

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Charles Mitchell Spence and Katie Spence	**New Owner**	054-13-0-006.00
(NAME)	(NAME)	
101 Anthony Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20250573

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Jessica Ryan Bushong and Christopher Donley Bushong, husband and wife,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Charles Mitchell Spence and Katie Spence, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being part of Lot No. 18 on the Plan of Life and Casualty Insurance Company's subdivision of Dabbs and Elliott's property, known as Dupontonia, as of record in Plat Book 843, page 56, Register's Office for said County, described as follows:

Beginning at a point on the northwesterly margin of Anthony Avenue, 325 feet northeasterly from the NW corner of said Anthony Avenue and Old Hickory Boulevard; thence with the northwesterly margin of said Anthony Avenue, northeastwardly 100 feet to a point in the southwestern boundary line of a part of Lot No. 18 conveyed to Robert M. Nabors Jr. and wife, Mildred S. Nabors, by deed from Clarence R. Ussery and wife, of record in Book 1542, page 130, Register's Office for said County; thence with Nabors' southwestern boundary line, northwestwardly 150 feet to Nabors' SW corner; thence southwestwardly 100 feet to a point; thence southeastwardly 150 feet to the beginning.

BEING the same property conveyed to Jessica Ryan Bushong and Christopher Donley Bushong, wife and husband, by Warranty Deed from Lori Bentley, unmarried, dated 08/16/2022 and filed of record in Inst. No. 20220817-0093245, and corrected in Inst. No. 20221019-0114009, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 101 Anthony Street, Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 13th day of May 2025.

Jessica Ryan Bushong
Jessica Ryan Bushong

Christopher Donley Bushong
Christopher Donley Bushong

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jessica Ryan Bushong and Christopher Donley Bushong, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th of May, 2025.

Melissa D. Rogers
Notary Public
My Commission Expires: 2/27/29

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Ryan Lux, 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 **May 13, 2025**.

Date

Affiant Signature

May 13, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **13th** day of **May**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

