This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 East College Street, Suite B
Dickson, TN 37055
P25-0288-D

Karen Johnson Davidson County
Batch# 1288590 DEEDWARR
06/23/2025 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20250623-0049132

WARRANTY DEED

Address of New Owners:
Mr. and Mrs. Paul Joseph Tusch
8154 Coley Davis Road
Nashville, TN 37221

Send Tax Bills To:
Same

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, Robert P. Siegel, a widower,

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Kara C. Tusch and Paul J. Tusch, wife and husband,

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:

Land in Davidson County, Tennessee and being Lot No. 5 on the Final Plat of A Resubdivision of Lots 5 & 6 Poplar Ridge - Section Two of record in Plat Book 9700, Page 193 in the Regiser's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Donna L. Siegel and husband, Robert P. Siegel, by deed from Becky L. Judd, an unmarried woman, dated July 16, 2008 and of record in Instrument No. 20080721-0074404 in the Register's Office for Davidson County, Tennessee. The said Donna L. Siegel having since died on October 18, 2014 and said property title vested in her husband, Robert P. Siegel by virtue of their tenancy by the entirety. Reference is hereby made to a Deed of Correction of record in Instrument No. 202506230049131 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the right of way of Coley Davis Road.

This conveyance is subject to all matters shown on a plat of record in Plat Book 9700, Page 193 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 8113, Page 105 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Poplar Ridge Homeowner's Association.

This is ☐ Unimproved ☒ Improved property known as 8154 Coley Davis Road, Nashville, TN 37221.

THIS CONVEYANCE IS SUBJECT TO: 2025 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we 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 we do further covenant and bind ourselves, 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 hand this the 20th day of June, 2025.

Robert P. Siegel

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert P. Siegel, a widower, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal at office this 20 day of June, 2025.

NOTARY PUBLIC
My Commission Expires: _____

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 29, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $349,900.00.

Affiant

Subscribed and sworn to before me, this the 20th day of June, 2025.

Notary Public

My Commission Expires: 9-7-2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Parcel: 141060A04200CO

Certificate of Authenticity

I, Barbara McGinty, 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 June 20, 2025 (date of document).

Affiant Signature

Date 6-20-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20th day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 2/27/2029
COUNTY OF SUMNER