Karen Johnson Davidson County
Batch# 1289955 DEEDWARR
06/25/2025 02:46:30 PM 5 pgs
Fees: $28.00 Taxes: $1,480.00
20250625-0050139

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Suite 140 Franklin, TN 37067 File No. 202510505 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$400,000.00;** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 24th day of June, 2025. Notary Public My Commission Expires: _____

ALEJANDRA HOLT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-25-2026

WARRANTY DEED

THIS INDENTURE, made this 24th day of June, 2025, among:

DAVID A. RUSHING AND DEVIN F. RUSHING-SCHURR, CO-TRUSTEES OF THE DAVID A. RUSHING REVOCABLE LIVING TRUST DATED JANUARY 19, 2024, *by and through its duly appointed attorney-in-fact,*

of Davidson County, Tennessee including all heirs, successors and/or assigns (the "**Grantor**")

AND

Nashville Metro Holdings, LLC, a Tennessee limited liability company

of Davidson County, Tennessee, including all heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 160 on the Plan of Abbey Hall, Section II, as of record in Book 2331, page 38, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete description.

SAID LOT NO. 160 fronts 92 feet on the northerly side of Coventry Drive and runs back between lines 278 feet on the westerly line and 303 feet of the easterly line to a dead line in the rear measuring 96 feet thereon.

Being the same property conveyed to David A. Rushing and wife, Sandra G. Rushing by deed from Minh Quang Nguyen and wife, Thuan Thanh Thi Pham, dated June 27, 1979, of record in Book 5463, page 843, Register's Office for Davidson County, Tennessee. The said Sandra G. Rushing having since died on June 21, 1984, leaving David A. Rushing as surviving tenant by the entirety. The property was further conveyed to David A. Rushing and wife, Peggy T. Rushing by deed from David A. Rushing, a married person, dated March 6, 1987, of record in Book 7163, page 983, said Register's Office. The said Peggy T. Rushing having since died on August 8, 2017, leaving David A. Rushing as surviving tenant by the entirety. The property was further conveyed to David A. Rushing and Devin F. Rushing-Schurr, Co-Trustees of the David A. Rushing Revocable Living Trust dated January 19, 2024, by deed from David A. Rushing, an unmarried person, dated January 19, 2024, of record in Instrument No. 20240215-0010450, said Register's Office.

Being also known as 428 Coventry Drive, Nashville, TN 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written by and through its designated attorney-in-fact and pursuant to a properly executed Power-of-Attorney instrument conveying all necessary authority to execute this instrument on behalf of the Grantor; the instrument authorizing the attorney-in-fact is filed for record in Instrument No:_____ in the aforementioned Registers Office.

The David A. Rushing Revocable Living Trust dated January 19, 2024

BY: _____
Devin F. Rushing-Schurr, Co-Trustee

_____ by: _____, **Attorney-in-Fact**

David A. Rushing **Devin F. Rushing-Schurr**

State of Maryland
County of Anne Arundel

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Devin F. Rushing-Schurr**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney-in-fact of **David A. Rushing for the David A. Rushing Revocable Living Trust ,** the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

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

Maria Papavasilis
Notary Public
My Commission Expires: November 20, 2027

MARIA PAPAVASILIS
Notary Public - State of Maryland
Baltimore County
My Commission Expires Nov 20, 2027

#39027

State of Maryland
County of Anne Arundel

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Devin F. Rushing-Schurr**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the **Co Truste of the David A. Rushing Revocable Living Trust ,** the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

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

Maria Papavasilis
Notary Public
My Commission Expires: November 20, 2027

MARIA PAPAVASILIS
Notary Public - State of Maryland
Baltimore County
My Commission Expires Nov 20, 2027
#39027

Owner Name & Property Address:

Name: Nashville Metro Holdings, LLC
Address: 428 Coventry Drive
City, State, Zip: Nashville, TN 37211

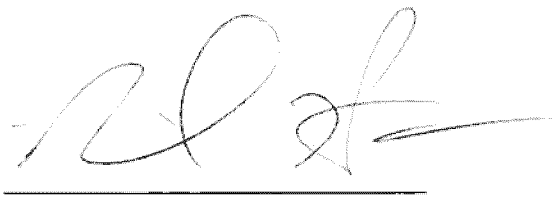
Responsible Party For Taxes:

Name: Nashville Metro Holdings, LLC
Address: 428 Coventry Drive
City, State, Zip: Nashville, TN 37211

Tax ID: 147-02-114.00

Certificate of Authenticity

I, Nick Harris, 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 24, 2025.



Affiant Signature

6/24/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of June, 2025.



Notary's Signature

My Commission Expires: 3/9/27

Date

