Karen Johnson Davidson County
Batch# 1290380 DEEDWARR
06/26/2025 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20250626-0050267

**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $330,000.00

Kimberly Beard
Affiant Signature

Subscribed and sworn to before me on this the 25 Day of JUNE, 2025.

Notary Public
My Commission expires 1/25/26

**NAME AND ADDRESS OF PROPERTY OWNER:**
Devin Rushing-Schurr and The David A. Rushing Revocable Living Trust
1501 PIPPEN COURT
HANOVER, MD 21076

**SEND TAX BILLS TO:**
Devin Rushing-Schurr and The David A. Rushing Revocable Living Trust
1501 PIPPEN COURT
HANOVER, MD 21076

**MAP AND PARCEL NUMBER: 161050C11300CO**

## WARRANTY DEED
## 25NT00582

Effective the 13th Day of June, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**Brittany Cowan and Matthew Cooper, both unmarried as tenants in common with rights of survivorship**

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Devin Rushing-Schurr and The David A. Rushing Revocable Living Trust dated January 19th, 2024**

Hereinafter called the GRANTEES, their 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 Unit No. 13, Huntington Park Townhome, as described in Master Deed of record in Book 8813, Page 573, Amended in Book 9018, Page 56, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed Brittany Cowan and Matthew Cooper, both unmarried as tenants in common with rights of survivorship from MJT Enterprise LLC, a Tennessee Limited Liability Company, by Warranty Deed dated 03/03/2021 and recorded 03/08/2021 in Instrument No. 20210308-0029882, Register's Office of said County.

This is an improved property commonly known as: 5101 Whitaker Dr, Nashville, TN 37211-5906

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 13th day of June, 2025

**Brittany Cowan**

State of TN )
County of Davidson )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Brittany Cowan**, the within named bargainer, 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.

Notary Public

My Commission expires: 12 / 27 / 2027

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

**Matthew Cooper**

State of TN )
County of Davidson )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Matthew Cooper**, the within named bargainer, 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.

Notary Public
My Commission expires: 12 / 27 / 2027

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

**Tennessee Certification of Electronic Document**

I, Shawn Stevens 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 6-13-2025 (date of document).

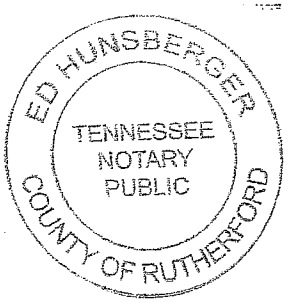
Affiant Signature

6/25/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 of June, 25.

(SEAL)




Notary's Signature
My Commission Expires: 1/25/26