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Magnolia Title
1104 Fatherland Street
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1295417 DEEDWARR
07/09/2025 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $4,347.50
20250709-0053961

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250651198**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,175,000.00. Affiant Subscribed and sworn to before me, this 7th day of July, 2025. Notary Public My Commission Expires:

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

WARRANTY DEED

Address New Owner: Jacob Michael Betz and Swapna Reddy 2607 Natchez Trace Nashville TN 37212	Send Tax Bills To: New Owner **5468 S Hyde Park Blvd** **Apt 3N** **Chicago, IL 60615**	Tax Information: Tax Parcel ID No. 104 15 0 019.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas Busterud, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Swapna Reddy and Jacob Michael Betz, wife and husband** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract I: Being the South 60 feet of the North 219 feet of the East 150 feet of Lot No. 32 on the PLAN OF BELAIR, of record in Plat Book 332, Page 6, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said Lot No. 32 fronts 60 feet on the Westerly side of Natchez Trace, formerly 28th Avenue South, and runs back between parallel lines parallel to and 165 feet North of the North margin of Westwood Avenue, 150 feet to a dead line in the rear.

Tract II: Being a part of the Northerly 50 feet of the Southerly 165 feet of the Easterly 150 feet of Lot No. 32 on the Plan of Belair, of record in Book 332, Page 6, Register's Office for Davidson County, Tennessee, and adjoins the first Tract I above described as follows:

Beginning at a point in the Southerly margin of Tract No. I above described, said point being 27 feet West of the Westerly margin of Natchez Trace, formerly 28th Avenue South, thence along the Southerly margin of Tract I, Westerly 36 feet to a point; thence Southerly 1 foot to a stake; thence Easterly parallel to the margin of Westwood Avenue, 36 feet to a stake; thence Northerly 1 foot to the point of beginning.

Being the same property conveyed to Thomas Busterud, a married man by Quitclaim Deed from Thomas Busterud, a married man, who acquired title as single, joined in execution by his spouse, Caroline Morrison, of record in Instrument No. 20200602-0056647, in the Register's Office of Davidson County, Tennessee, dated May 20, 2020 and recorded on June 02, 2020.

Being the same property conveyed to Thomas Busterud, a single person, by Warranty Deed from David Matthew Taylor ad Allison J. Taylor, husband and wife, of record in Instrument No. 20190307-0020824, in the Register's Office of Davidson County, Tennessee, dated March 04, 2019 and recorded on March 07, 2019.

Caroline Morrison joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF BELAIR, as recorded in Plat Book 332, Page(s) 6.

This is improved property located at 2607 Natchez Trace Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of July, 2025.

Thomas Busterud

Caroline Morrison

STATE OF Virginia)
COUNTY OF Albemarle)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas Busterud and Caroline Morrison, 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.

Witness my hand, at office, this 7th day of July, 2025.

Notary Public
My Commission Expires: 3/31/2027

Donna M Davis
NOTARY PUBLIC
REGISTRATION # 7852284
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 3/31/2027

Certificate of Authenticity

I, Pam Autry, 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 **July 7, 2025**.

Date

Affiant Signature

July 7, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **7th** day of **July**, 20**25**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)