Karen Johnson Davidson County
Batch# 1299892 DEEDWARR
07/21/2025 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,213.60
20250721-0056980

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Joan Oxman 4425 Westlawn Dr C301 Nashville, TN 37209	Joan Oxman 19132 Dalton Street Santa Clarita, CA 91321	103-08-0A-058-00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kara Connelly Tusch and Paul Joseph Tusch, wife and husband** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Joan Oxman, as her sole and separate property** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 4425 Westlawn Drive, C301, Nashville, TN 37209 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. C-301 on the Plan of Westlawn Green of record in Plat Book 5200, pages 20 thru 24, Register's Office for said County, to which plan reference is made for a more complete description, established by Master Deed of record in Book 5238, page 863, amended in Book 5266, page 22 and Book 6748, page 423, said Register's Office.

Being the same property conveyed to Kara Connelly Tusch and Paul Joseph Tusch, wife and husband, by Warranty Deed from Three Beans, LLC, a Tennessee limited liability company, dated February 28, 2020, and recorded March 5, 2020, of record in Instrument No. 20200305-0024619, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4425 Westlawn Drive, C301, Nashville, TN 37209.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons

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

In Witness Whereof, he/she/they/it, the said, Grantor, hereunto set by hands and seals this 18th day of July, 2025.

Kara Connelly Tusch

Paul Joseph Tusch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of July, 2025, before me personally appeared Kara Connelly Tusch and Paul Joseph Tusch, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of July, 2025.

Notary Signature
My commission expires: 2/27/2029

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

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $328,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 18th day of July, 2025.

Notary Public
My commission expires: 2/27/2029

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

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 July 18, 2025 (date of document).

Affiant Signature

Date 7/18/25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18th day of July, 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