Karen Johnson
Batch # 1307419
08/11/2025 02:49:40 PM
Fees: $13.00 Taxes: $2,589.63
Davidson County
DEEDWARR
2 pgs
20250811-0063831

Warranty Deed

ADAM H. JEFFERSON TENNESSEE NOTARY PUBLIC My Comm Exp. January 22 2029 COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $699,000.00 Affiant Subscribed and sworn to before me, this the 6th day of August, 2025. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-TYRE-25-97

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Bradley Lusk and Kristin Lusk	SAME AS NEW OWNERS	119-06-0-370.00
97 Peachtree Street		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SARAH FILUS JONES, TRUSTEE OF SARAH FILUS JONES LIVING TRUST, DATED AUGUST 6, 2024**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRADLEY LUSK AND KRISTIN LUSK, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, being Lot No. 2 as shown on the map entitled Infill Final Plat for Parcel 11906003400 101 Peachtree Street, Nashville, Tennessee 37210, of record in Instrument No. 20160729-0078246, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sarah Filus, unmarried by Warranty Deed from Andrew Tilghaman, married of record in Instrument No. 20170713-0070660 Register's Office for Davidson County, Tennessee, dated July 06, 2017 and recorded on July 13, 2017.

Being the same property conveyed to Sarah Filus Jones, as Trustee of the Sarah Filus Jones Living Trust dated August 6, 2024 by Quitclaim Deed from Sarah Filus, unmarried of record in Instrument No. 20240813-0061022 Register's Office for Davidson County, Tennessee, dated August 06, 2024 and recorded on August 13, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 97 Peachtree Street, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of August, 2025.

Sarah Filus Jones Living Trust, dated August 6, 2024

By: _____
Sarah Filus Jones, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sarah Filus Jones, Trustee of the Sarah Filus Jones Living Trust, dated August 6, 2024, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of August, 2025.

_____
Notary Public

My Commission Expires: 11.8.28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY