Karen Johnson Davidson County
Batch# 1328689 DEEDWARR
10/01/2025 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,293.15
20251001-0078181

Warranty Deed

APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2028	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $349,500.00. Affiant Subscribed and sworn to before me, this the 26th day of September, 2025. Notary Public My commission expires: 12-19-28

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nash Rust and Lemlem Rust	CrossCountry Mortgage, LLC	095-05-0B-153.00-CO
2120 Lebanon Pike #71	2160 Superior Avenue	
Nashville, TN 37210	Cleveland, OH 44114	

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, **MILISA I. JONES, PERSONAL REPRESENTATIVE OF THE ESTATE MICHAEL T. IRWIN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NASH RUST AND LEMLEM RUST, 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 Unit No. 71 on the Master Deed of Easthaven Townhomes, of record in Instrument No. 20010806-0083543, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is made for a more complete description thereof.

Being the same property conveyed to Michael Thomas Irwin, unmarried by Warranty Deed from Michael S. Wiggins, a married man of record in Instrument No. 20151203-0121879 Register's Office for Davidson County, Tennessee, dated November 19, 2015 and recorded on December 03, 2015. Michael T. Irwin aka Michael Thomas Irwin is now deceased.

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 2120 Lebanon Pike #71, 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 23rd day of September, 2025.

The Estate Michael T. Irwin

By: Milisa I. Jones
Milisa I. Jones, Personal Representative

STATE OF TENNESSEE
COUNTY OF Anderson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Milisa I. Jones, Personal Representative, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Personal Representative of The Estate Michael T. Irwin, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said estate for the purposes therein contained.

Witness my hand and seal this 23rd day of September, 2025.

Notary Public

My Commission Expires: 10/04/2025

M PARKER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
MY COMMISSION EXPIRES 10-4-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 26. **2025**.

Affiant Signature

1st day of October, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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