WARRANTY DEED

Karen Johnson
Batch # 1337419
10/23/2025 10 34 35 AM
Fees $13 00 Taxes $1,757 50

Davidson County
DEEDWARR
2 pgs

20251023-0084465

JUDITH C JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of October, 2025

Notary Public

MY COMMISSION EXPIRES 8-21-27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Darryl Harvey Randi Marie Bruce	Same as	173-10-0A-133 00
(NAME)	(NAME)	
3405 Turfway Lane	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Thomas R. Bussell,** a widow, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Darryl Harvey and Randi Marie Bruce, as joint tenants,** hereinafter called the GRANTEES, 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 99 on the Plan of Phase 2, Section 2, Barnes Bend Estates, of record in Plat at Instrument No 20120816-0073613, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Jane H Bussell and Thomas R Bussell, wife and husband from Tayler Norman n/k/a Tayler McCloud, a married woman by Warranty Deed on August 18, 2017, of record in Instrument Number 20170822-0085902, Register's Office for Davidson County, Tennessee Jane H Bussell having since passed leaving Thomas R Bussell as surviving tenant

unimproved ☐

This is improved ☑ property, known as 3405 Turfway Lane, Nashville, TN 37013
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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, and we do covenant with the 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, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against 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 my/our hands this 21st day of October, 2025

Thomas R Bussell

State of Tennessee
County of Davidson

Personally appeared before me Thomas R Bussell, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained

WITNESS my hand and seal this 21st day of October, 2025

Notary Public Judith C. Jacobs
My Commission Expires 8-21-27

File No 202510008

