This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

Actual consideration or value, whichever is greater is $360,000.00.

Affiant

Karen Johnson Davidson County
Batch# 1338672 DEEDWARR
10/27/2025 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20251027-0085156

Subscribed and sworn before me this the 27 8th day of October, 2025.

Notary Public
My commission expires:
10/16/29

BRANDI BRASCH
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Aaron Bussey 1407 Donelson Ave. Old Hickory, TN 37138	New owner	044-14-0 071.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TENNESSEE HOUSING DEVELOPMENT AGENCY**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **AARON BUSSEY AND SARABETH BURNS, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Section I, Rolling Green Subdivision of record in Plat Book 1424, Pages 75-76, 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 Tennessee Housing Development Agency by Substitute Trustee's Deed from Brock & Scott, PLLC, as Substitute Trustee of record in Instrument No. 20241108-0087411 Register's Office for Davidson County, Tennessee, dated November 8, 2024 and recorded on November 8, 2024.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1407 Donelson Ave., Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 7 day of October, 2025.

TENNESSEE HOUSING DEVELOPMENT AGENCY

By: _____

Name/Title: _____

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Trebia Johns, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged Trebia Johns to be the Director of Loan Svc of the within named bargainor, and that she, as such Director of Loan Servicing, executed the foregoing instrument for the purposes therein contained by signing the name of the Tennessee Housing Development Agency by the said Trebia Johns as such Director of Loan Servicing.

Witness my hand and official seal this 07 day of October, 2025.

My Commission Expires:

Notary Public

SHERRI DEMONBREUN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2028

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 10/08/2025.

Affiant Signature

10/27/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

202510270085156