Davidson County
Batch # 1355278
12/08/2025 11 42 44 AM
DEEDWARR
Fees $18 00 Taxes $9,331 40
3 pgs
20251208-0097435

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd , #165
Nashville, TN 37215

39-B
File #25-1213

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jessica Hope Busbee, Trustee of the Busbee Family Trust U/A/D/4/19/2013,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **3622 Brush Hill Road Trust, dated November 3, 2025,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Tract One:
Land in Davidson County, Tennessee, Being Lot No. 2 on the Plan of Resubdivision of Riverwood Subdivision, of Record in Plat Book 7900, Page 285, in the Register's Office for Davidson County, Tennessee, to Which Plan Reference is Hereby Made for a More Complete Description of the Property.

Tract Two:
Land Located in Davidson County, Tennessee and Described According to a Survey by R. L. Montoya Land Surveying Dated February 14, 2014 as follows:

Beginning at an Iron Rod (New) on the South West Margin of Cedarwood Drive Across From Lots 12 and 13 on the Plan of Riverwood Subdivision as of Record in Plat Book 547, Page 62 R.O.D.C., TN., Said Point Being the South East Corner of David Mckee of Record in Deed Book 6787, page 669 R.O.D.C.,TN.; Thence, With Said Margin South 19 Degrees 13 Minutes 04 Seconds East 38.00 Feet to an Iron Rod (New); Thence, Leaving Said Margin Along a New Line South 63 Degrees 27 Minutes 10 Seconds 166.44 Feet to an Iron Rod in the Northerly Margin of Glenshade Drive as Shown on the Plan of Lot No. 28 in Riverwood Subdivision of Record in Plat Book 843, Page 11 R.O.D.C., TN.; Thence, With Said Northerly Margin North 41 Degrees 31 Minutes 36 Seconds 185.39 Feet to an Iron Rod (New) in the South Line of Lot No. 2 on the Plan of Re-subdivision of Riverwood Subdivision of Record in Plat Book 7900, Page 285 R.O.D.C.,TN.; Thence, With Said South Line North 82 Degrees 15 Minutes 24 Seconds East 216.96 Feet to an Iron Rod (Old) Located in the Westerly Line of David Mckee as Noted Above, Thence, With Mckee as Follows: South 16 Degrees 22 Minutes 40 Seconds 58.20 Feet to an Iron Rod (Old); Thence, South 86 Degrees 04 Minutes 15 Seconds East 27.96 Feet to the Point of Beginning Containing 25,469 Square Feet, 0.58 Acres More or Less.

Being the same property conveyed to Jamie Cheek, Trustee of the 3622 Brush Hill Road Trust by Warranty deed from Iris G. Baren, Trustee of the Carl Baren Revocable Trust FBO Iris G. Baren, with full power to sell, lease, grant convey and encumber without joinder of any beneficiary of record in Instrument No. 20170830-0088949 Register's Office for Davidson County, Tennessee, dated August 29, 2017 and recorded on August 30, 2017.

Being the same property conveyed to Jessica Hope Busbee, Trustee of the Busbee Family Trust U/A/D/4/19/2013 by Warranty Deed from Jamie Cheek Trustee of The 3622 Brush Hill Road Trust of record in Instrument No. 20201105-0130017 Register's Office for Davidson County, Tennessee, dated November 4, 2020 and recorded on November 5, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3622 Brush Hill Road, Nashville, TN 37216.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
3622 Brush Hill Road Trust	**NEW OWNER**	**062-13-0-140.00**
dated November 3, 2025		

PO Box 340020
Nashville, TN 37203

WITNESS THE EXECUTION HEREOF this 26th day of November, 2025.

Busbee Family Trust U/A/D/4/19/2013

Jessica Hope Busbee, Trustee

Jessica Hope Busbee, Trustee

State of Tennessee)
County of Davidson)

On this 26th day of November, 2025, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Jessica Hope Busbee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Trustee of the maker, Busbee Family Trust U/A/D/4/19/2013, that she is authorized by the maker to execute this instrument, and that she has executed this instrument on behalf of the Busbee Family Trust U/A/D/4/19/2013, as Trustee.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 2,522,000.00.**

Affiant

Sworn and subscribed before me on this the 26th day of November, 2025.

Notary Public

My Commission Expires: _____

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027