Warranty Deed

Karen Johnson Davidson County Batch# 1415551 DEEDWARR 05/05/2026 09:37:30 AM 3 pgs Fees: $18.00 Taxes: $2,146.00 20260505-0040050	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $580,000.00. Affiant Subscribed and sworn to before me, this the 30th day of April, 2026. Notary Public My commission expires: 11/15/28

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

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:
Anne Leah Drummer Jordan Leith	New Owner	082-03-0-124.01
1019 North 2nd Street		
Nashville, TN 37207		

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, **JAMES M. BUSSELL, MARRIED MAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANNA LEAH DRUMMER AND JORDAN LEITH, WIFE AND HUSBAND,** 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:

Situated in the County of Davidson and State of Tennessee. Land in Davidson county, Tennessee, being Lot No. 3 on the plan of W. T. Fitzpatrick's resubdivision of Lots 15 to 22, and 10 feet of Lot 14, of the Benedict Land Company's Subdivision of record in Book 421, Page 76, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to James Bussell and Jacquelyn Bussell, both unmarried as tenants in common with right of survivorship by Warranty Deed from Jerry Earwood of record in Instrument No. 20110822-0064630 Register's Office for Davidson County, Tennessee, dated August 18, 2011 and recorded on August 22, 2011.

Being the same property conveyed to James Bussell, unmarried by Quitclaim Deed from Jacquelyn Bussell, unmarried of record in Instrument No. 20130722-0075438 Register's Office for Davidson County, Tennessee, dated July 10, 2013 and recorded on July 22, 2013.

Being the same property conveyed to James M. Bussell, a married man by Quitclaim Deed from James M Bussell, A/K/A, James Bussell, joined by spouse Steven Kyle Lhamon of record in Instrument No. 20220802-0087740 Register's Office for Davidson County, Tennessee, dated June 14, 2022 and recorded on August 02, 2022.

Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

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

The address of the herein described property is believed to be 1019 North 2nd Street, Nashville, TN 37207, 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 24th day of April, 2026.

James M. Bussell

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 James M. Bussell, 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 24th day of April, 2026.

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

Certificate of Authenticity

I, Joshua A. Terry, 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 4/24/26.

Affiant Signature – Joshua A. Terry

5/11/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/11/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.10.27