Karen Johnson Davidson County
Batch# 1459197 DEEDWARR
08/13/2026 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,804.60
20260813-0075130

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $758,000.00. * Eric M Bush Affiant Subscribed and sworn to before me, this the 10th day of August, 2026 Notary Public My commission expires: 10-4-27 (AFFIX SEAL)

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC LUKE KELLUM

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows: **Eric M. Bush & Peyton Bush**	Send Tax Bills To:	Map-Parcel Numbers **090-16-0W-002.00CO**
514 Achievement Drive	New Owner	
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sherri Lynn Morgan, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric M. Bush and Peyton Bush, husband and wife

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 Unit B of Homes at 512 Achievement Drive, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 512 Achievement Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20210629-0087783, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 512 Achievement Drive, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210629-0087783, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and deseription of said Unit.

Being all of the same property conveyed to Sherri Lynn Morgan, an unmarried person by Warranty Deed dated April 28, 2023, from Daniel Nedds, married, of record in Instrument No. 20230501-0031790, in said Register's Offie for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan attached to Exhibit "B" of record in Instrument No. 20210629-0087783, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set out therein.**

2) **Declaration of Covenants, Conditions and Restrictions for Homes at 512 Achievement Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210629-0087783, By-Laws attached thereto, in said Register's Office for Davidson County, Tennessee.**

3) **Declaration of Restrictions and Covenants for SCM's for Regulated Residential Infill of record in Instrument No. 20230214-0010647, in said Register's Office.**

4) **All matters as shown on the Plat of record in Plat Book 2663, page 122, in said Register's Office.**

5) **Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes not yet due and payable.**

This is improved property, known as 514 Achievement Drive, Nashville, TN 37209.

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) that I/we am/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), 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 hand(s) this 10th day of August, 2026.

Sherri Lynn Morgan

Sherri Lynn Morgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Sherri Lynn Morgan the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of August, 2026.

Notary Public

My Commission Expires: 3/5/2030

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Samuel F. Anderson 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 8-10-22 (date of document).

Affiant Signature

8-10-22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2/23/30

NOTARY'S SEAL

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY