Karen Johnson Davidson County
Batch# 1464963 DEEDWARR
08/27/2026 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260827-0079758

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LMJ-41913-26

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2026 NOTARY PUBLIC My commission expires:

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin H. Schick and Rachel H. Schick 116A Broadway Old Hickory, TN 37138	Same address as new owner	064-05-0-068.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($350,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KEVIN D. BUSCH AND RACHEL M. BUSCH, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BENJAMIN H. SCHICK AND RACHEL H. SCHICK, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 18, Block "A", on the plan of Hadley's Bend City, of record in Book 421, page 120, Register of Deed's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kevin D Busch and Rachel M Busch, husband and wife, from MCH Development, LLC, by Warranty Deed dated September 13,2022 and recorded September 14, 2022 in Instrument No. 20220914-0102512, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 116A Broadway, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 17th day of August, 2026

GRANTOR(S)

Kevin D. Busch

Rachel M. Busch

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public, Kevin D. Busch and Rachel M. Busch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17th day of AUGUST, 2026.

Notary Public

Printed Notary Name

My commission expires: 11/27/2027

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027

Tennessee Certification of Electronic Document

I, Savannah Herklotz, 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 8/18/26 (date of document).

Affiant Signature

8/18/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 5/8/2028

NOTARY'S SEAL

