Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-Z-19-1111

This instrument prepared by:
Bankers Title and Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P19-0066-D

Karen Johnson Davidson County
Batch# 202163 DEEDWARR
03/06/2019 09:45:39 AM 2 pgs
Fees: $13.00 Taxes: $895.40



20190306-0020288

EXECUTOR'S DEED

I, Robert A. Anderson, Executor of the Estate of Linda Russell, deceased, acting under and by virtue of the authority vested in us by Order of the Probate Court, Case No. 18P810; and by these presents do transfer and convey unto **Paula Welch, unmarried**, her heirs and assigns, a certain tract or parcel of land as follows: A.

Lying and being in Davidson County, Tennessee and being more particularly described as follows:

Unit 1111, together with the carport designated No. 1111-C, also known as 155-C, in River Plantation Section Six, Phase 1, a condominium as shown on the Plat of River Plantation, Section Six, Phase One, of record in Plat Book 5200, page 359, and as created in Master Deed of record in Book 5794, page 526, of said Register's Office.

Being the same property conveyed to Linda Russell, an unmarried woman by deed from Donald N. Allbaugh et ux Anna M. Allbaugh dated June 20, 1991 and of record in Book 8413, page 310 in the Register's Office for Davidson County, Tennessee. Further upon the death of Linda Russell on March 9, 2018 being the property title to which vested in Robert A. Anderson as Executor of the Estate of Linda Russell, deceased; reference docket No. 18P810 in the Probate Court for Davidson County, Tennessee.

This conveyance is subject to all matters on a plat of record in Book 5200, page 359-361 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Master Deed and By-Laws of record in Book 5794, page 526; as amended in Instrument No. 20050504-0050172, as amended in Instrument No. 20080423-0041324, as corrected by Affidavit in Instrument No. 20080429-0043657, as amended in Instrument No. 20060512-0056329 and as amended in Instrument No. 20100415-0028541 in the Register's Office for Davidson County, Tennessee.

2019 real property taxes have been prorated and are the responsibility of the Grantee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said **Paula Welch, unmarried**, their heirs and assigns, forever. And we do covenant with the said **Paula Welch, unmarried** that as such Executor of the Estate of Johnnie Ruth Denton, Deceased; 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 we do further covenant and bind ourselves, our successors and representatives, that as such Executor of the Estate of Johnnie Ruth Denton, Deceased, but no further or otherwise, We will warrant and forever defend the title to said land to the said **Paula Welch, unmarried** her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 1st day of March 2019.

ESTATE OF LINDA RUSSELL

By: _____, Executor
Robert A. Anderson, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Robert A. Anderson, Executor of the Estate of Linda Russell, deceased, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed for the purposes therein contained.

Witness my hand and official seal at office in said County this 1st day of March 2019.

My commission expires: 1-6-20

_____
Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is $242,000.00.

_____
Affiant

Subscribed and Sworn to before me, this the 1st day of March 2019.

Commission expires: 1-6-20

_____
Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

PARCEL NUMBER:

Parcel: 142 09 0D 155.00

SEND TAX BILLS TO FOLLOWING ADDRESS:
ADDRESS NEW OWNER:

Paula Welch
1111 General George Patton Road
Nashville, TN 37221