Karen Johnson Davidson County
Batch# 265303 DEEDWARR
08/01/2019 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20190801-0076202

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Claudia Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0522

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Claudia F. Russell	NEW OWNER	Map: 09206013300
(NAME) 1010 Bate Ave.	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED NINETY-FIVE THOUSAND AND NO/100 DOLLARS ($295,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROLANDA LEEVETTEE HAY, UNMARRIED,

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

CLAUDIA F. RUSSELL, UNMARRIED a 50% undivided interest, Michael A. Russell, Sr., unmarried a 42% undivided interest and Chelsea D. Russell, unmarried an 8% undivided interest,

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:

Being part of Lot No. 353 of Block 22, Heffernan Place as of record in Book 161, Page 138, Register's Office for Davidson County, Tennessee being more particularly described as follows:

Beginning at a point in the northeast corner of Lot No. 354, Heffernan Place as of record in Book 161, Page 138, Register's Office for Davidson County, said point being the southeast corner of the property herein conveyed and located on the western margin of an alley; thence north 9 deg. 47' 08" W 61 feet along the westerly margin of said alley to a point in the southerly margin of Morena Street; thence along the southerly margin of Morena Street South 82 deg. 16' 47" W 112.85 feet; thence leaving the margin of said road south 13 deg. 05' 15" W 21.85 feet to a point of curvature, said point being the commencement of an arc with a radius of 241.00 feet and being concave to the east; thence with and binding on said arc curving to the left, 46.75 feet to a point in the common line between lots 353 and 354 in the aforesaid subdivision; thence with the common line between said lots 353 and 354, north 80 deg. 22' 02" E 135.16 feet to the point of beginning.

Being the same property conveyed to Rolanda Leevettee Hay, by Quitclaim Deed from James Roland Lee Hay, of record in Instrument No. 2019401-0029199, dated October 18, 2018, Register's Office for said County. Also see Waranty Deed in Book 5114, Page 433, said Register's Office.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 161, Page 138, said Register's Office.

Deed and Easement to State of Tennessee of record in Book 4190, Page 762, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2715 Morena St., Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this 1st day of August, 2019.

Rolanda Leevettee Hay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rolanda Leevettee Hay, 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 this, 1st day of August, 2019.

Notary Public

My Commission Expires:

1/3/23

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.