STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of February, 2020.

Notary Public
MY COMMISSION EXPIRES: 3/2/21
File No. 20-7697

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Karen Johnson Davidson County
Batch# 356669 DEEDWARR
02/11/2020 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $362.60
20200211-0015570

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Christopher Ryan Russell (NAME) | LoanDepot.com (NAME) | 052-02-0-101.00 |
| 712 Carmel Avenue (STREET ADDRESS) | 26642 Towne Centre Drive (STREET ADDRESS) | |
| Nashville, TN 37115 (CITY) (STATE) (ZIP) | Foothill Ranch, CA 92610 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Joel D. Russell and Terri Russell, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Ryan Russell, an unmarried man,** 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 Lot No. 25 and the west one-half of Lot No. 26, Block "C", on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee. Said lot and part of said lot adjoin and front together 75 feet on the south side of Carmel Avenue, and runs back between parallel lines 145 feet to a dead line.

BEING the same property conveyed to Joel D. Russell and wife, Terri Russell by Quitclaim Deed from Ted W. Russell, dated 7/25/2011 and recorded 7/29/2011 in Instrument No. 20110729-0058182, Register's Office for Davidson County, Tennessee.

PRIOR CHAIN OF TITLE:

BEING the same property previously conveyed to Leon McDonald Russell and wife, Lois Beatrice Russell by Deed from C.E. Corlew and wife, Helen S. Corlew, dated 8/12/1957 and recorded 8/20/1957 in Book 2694, Page 103, Register's Office for Davidson County, Tennessee.

The said Leon McDonald Russell having since reportedly predeceased said Lois B. Russell. The said Lois B. Russell having since died testate on 1/18/2011. Her estate was probated in Davidson County under Docket No. 11P-419, for muniment of title only. Pursuant to her will, the beneficiaries of her estate are her sons, Joel Don Russell and Ted W. Russell. Will is also of record in Instrument No. 20110325-0023193, said Register's Office.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to all existing easements and all other matters as shown on plat of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 712 Carmel Avenue, Nashville, TN 37115.

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. 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 my/our hand(s) this 7th day of February, 2020.

Joel D. Russell

Terri Russell

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STATE OF TENNESSEE
COUNTY OF SUMNER

On this 7th day of February, 2020, before me personally appeared Joel D. Russell and Terri Russell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of February, 2020.

Notary Signature
My commission expires: 6/2024

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PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

# True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY