WARRANTY DEED

Karen Johnson Davidson County
Batch# 383917 **DEEDWARR**
04/09/2020 12:34:50 PM 2 pgs
Fees: $13.00 Taxes: $758.50

20200409-0037725

B-BMR-20-318

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew S. Russo	**Mortgage Research Center, LLC DBA Veterans United Home Loans**	
(NAME)	(NAME)	
318 Keeton Avenue	**3212 Lemone Industrial Boulevard**	**044-05-0-030.00**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**Columbia, MO 65201**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE RENOVATION QUEEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW S. RUSSO, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southeast 64 feet of Lot No. 57 (also known as "HH") on the Plan of Scenic View Subdivision, not of record, described according to a survey by James L. Murphy, Jr., Surveyor, dated June 2, 1959, as follows:

BEGINNING at a point in the southwesterly margin of Keeton Avenue, at the corner of Lots 57 and 58; thence along the dividing line between said lots, South 43 degrees 59' West 165 feet to a point in the line between Lots 57 and 74; thence along the line between said lots; North 46 degrees 10' West 64 feet; thence North 43 degrees 59' East 165 feet to a point in the southwesterly margin of Keeton Avenue; thence along the margin of said Avenue, South 46 degrees 10' East 64 feet to the beginning.

Being the same property conveyed to Carol Wallace, unmarried, by Warranty Deed from Charles W. Carman and wife, Jacqueline S. Carman, recorded July 2, 1999 in Book 11556, Page 738, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Renovation Queen, LLC, a Tennessee limited liability company by Warranty deed from Carol Wallace, unmarried of record in Instrument No. 20191018-0106993 Register's Office for Davidson County, Tennessee, dated October 16, 2019 and recorded on October 18, 2019.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **318 Keeton Avenue, Old Hickory, Tennessee 37138**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 representat ves, 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 the 6th DAY OF APRIL, 2020.

The Renovation Queen, LLC, a Tennessee limited liability company

BY: _____
Tasha DeRegis
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the uncersigned, a Notary Public in and for said County and State, TASHA DEREGIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of THE RENOVATION QUEEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th of April, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212