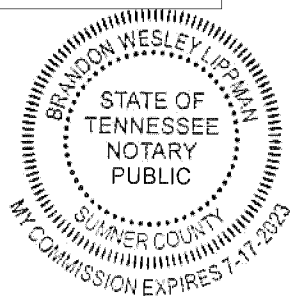
WARRANTY DEED

Karen Johnson Davidson County
Batch# 433535 DEEDWARR
07/09/2020 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $518.00
20200709-0074446



STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-17-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jake Smith, **Clint Welch, and Cole Welch**	Brad Withrow	Parcel ID: 053-02-0-095.00
(NAME) 2403 Merry Oaks Drive	(NAME) 118 Secretariat Place	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Rachel Marie Romines, a married woman and Robin Lynn Madison, a married woman, Heirs and Co-Administratrices of the Estate of Susan T. Russell**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jake Smith, a married man and Clint Welch, an unmarried man and Cole Welch, 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:

Being Lot No. 10, SECTION ONE-PART TWO ADDITION TO FAIRWAY VIEW ESTATES, as shown on plat of record in Book 4675, Page 55, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richard L. Russell and wife, Susan T. Russell, by Installment Deed from Edward G. Madzy and wife, Pamela J. Madzy, of record in Book 5129, Page 476, in the Register's Office of Davidson County, Tennessee, dated March 29, 1977 and recorded on March 30, 1977, as re-recorded in Book 5685, Page 38, in the Register's Office of Davidson County, Tennessee, dated March 29, 1977 and recorded on December 2, 1980.

Being the same property conveyed to Susan T. Russell, by Quitclaim Deed from Richard L. Russell, of record in Instrument No. 20000908-0089311, in the Register's Office of Davidson County, Tennessee, dated September 1, 2000 and recorded on September 8, 2000. The said Susan T. Russell having since died intestate on January 27,

2020. Rachel Marie Romines and Robin Lynn Madison, are her Sole-Heirs. Property is being sold as Pursuant to Order Approving Petition for Sale of Real Property and Motion to Approve Contract for Sale of Real Property, filed in the Seventh Circuit Court for Davidson County, Tennessee, by Docket No. 20P281.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 108 Ryburn Court, Old Hickory, TN 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 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 7 day of July, 2020

× Rachel Marie Romines
Rachel Marie Romines, Individually

× Robin Lynn Madison
Robin Lynn Madison, Individually

Rachel Marie Romines and Robin Lynn Madison, Co-Administratrices of the Estate of Susan T. Russell

BY: × Rachel Marie Romines
Rachel Marie Romines, Administratix

BY: × Robin Lynn Madison
Robin Lynn Madison, Administratix

STATE OF TENNESSEE

COUNTY OF SUMNER

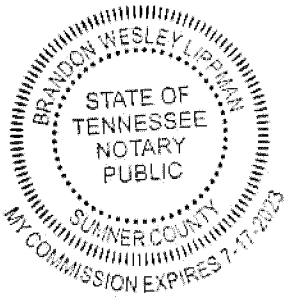
I, the undersigned, a Notary Public for the County of Sumner and State of Tennessee, do hereby certify that Rachel Marie Romines and Robin Lynn Madison, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 7th day of July, 2020.

Notary Public

My Commission Expires: 7-17-23

(SEAL)



STATE OF TENNESSEE

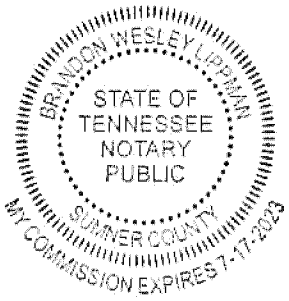
COUNTY OF SUMNER

I, the undersigned, a Notary Public for the County of Sumner and State of Tennessee, do hereby certify that Rachel Marie Romines and Robin Lynn Madison, as Co-Administratrices of the Estate of Susan T. Russell, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 7th day of July, 2020.

Notary Public

My Commission Expires: 7-17-23



True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Commission Expires: 7/22/2022



MTJ-2007778FC