WARRANTY DEED

MARGARET MEANS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME. THIS THE 23rd DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 9/7/2021 (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)
Robert R. Bean Jr. and Jessica E. Bean	**New Owner**	
(NAME)	(NAME)	
117 Faulkner Lane		**076-00-0-045.00**
(ADDRESS)	(ADDRESS)	
Mount Juliet, 37122-2925		
(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, **VALERIE J. RUSSENBERGER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT R. BEAN JR., AND WIFE, JESSICA E. BEAN,** 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, and described according to a survey thereof by Ralph W. C. Lambert, Enger., dated December 14, 1968, as follows:

Beginning at an iron pin in the Southerly margin of Chandler Road, 275 feet east of the southeast corner of the intersection of the abandoned Tulip Grove Road and said Chandler Road; thence along said margin South 85 degrees East, 225 feet; North 75 degrees East, 25 feet to a point; thence South 18 degrees West, 546.5 feet; thence North 85 degrees West, 250 feet; thence North 18 degrees East, 536.5 feet to the beginning, and containing 3.0 acres, more or less.

Being the same property conveyed to Valerie J. Russenberger by Warranty Deed of record in Instrument Number 20060522-0059898, Register's Office for Davidson County, Tennessee.

Subject property having never been the residence of Valerie J. Russenberger and/or her spouse.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4633 Chandler Road, Hermitage, Tennessee 37076**.

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 representatives, 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 al 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.

Karen Johnson Davidson County
Batch# 496579 **DEEDWARR**
10/15/2020 02:03:32 PM 2 pgs
Fees: $13.00 Taxes: $555.00

20201015-0120098

Witness my/our hand(s) this the 24th DAY OF SEPTEMBER, 2020.

VALERIE J. RUSSENBERGER

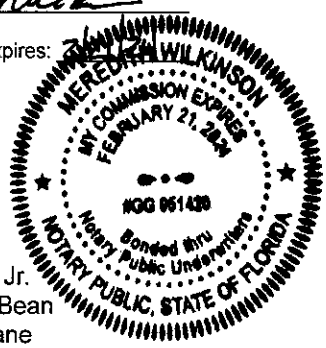
STATE OF Florida

COUNTY OF Escambia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **VALERIE J. RUSSENBERGER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of September, 2020.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Robert R. Bean Jr.
And Jessica E. Bean
117 Faulkner Lane
Mount Juliet, TN 37122-2925