PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

WARRANTY DEED

JESSICA ANN MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Holly Lane Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of August, 2021

Notary Public

MY COMMISSION EXPIRES: 3/25/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Holly Russell and Christopher James Alton Russell	First Horizon Bank	044-05-0-103.00
(NAME)	(NAME)	
334 Rayon Dr.	12719 Cantrell Road, Suite 200	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Little Rock AR. 72223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20211734

For and 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 hereby acknowledged, I/we, **David C. Lane** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Holly Russell and Christopher James Alton Russell, wife and husband,** 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 98 on the Map of Rayon City as shown on plat of record in Book 843, page 13, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to David C. Lane and Charles B. Lane by Quitclaim Deed from Deana A. Dyer dated November 6, 2008 and filed of record in Instrument No. 20081113-0112271, Register's Office for Davidson County, Tennessee. Charles B. Lane conveyed his interest in said property to David C. Lane in Quitclaim Deed dated June 6, 2013 and filed of record in Instrument No. 20130613-0060364, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 334 Rayon Dr., Old Hickory, TN 37138
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Karen Johnson Davidson County
Batch# 700253 **DEEDWARR**
08/18/2021 10:35:14 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20210818-0111644

Witness my hand this 13th day of August, 2021

X _____
David C. Lane

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, David C. Lane, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th of August, 2021.

_____
Notary Public
My Commission Expires: 3/25/25

JESSICA ANN MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY