WARRANTY DEED

Karen Johnson Davidson County
Batch# 701245 DEEDWARR
08/19/2021 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,968.40
20210819-0112374

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$532,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Andrew Russell and Megan Russell 1007 Dew Street Nashville, TN 37206	New owner	093-04-0-087

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Julie M. Boos, Trustee of the Dew Street Land Trust**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Andrew Russell and Megan Russell, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the easterly 40 feet on Lot 41 and the westerly 8 feet on Lot 42 on the map of A.J. Caldwell's Subdivision of the Hobson Lands, of record in Book 421, Page 78, Register's Office for said county.

Said part of Lot Nos. 41 and 42 front together 48 feet on the northerly margin of Dew Street, formerly Caldwell Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Julie M. Boos, Trustee for the Dew Street Land Trust by Warranty Deed from Devan McClish, Kirtley Whittington and Daniel Sifuentes, dated 04/27/2018 and recorded 05/02/2018, of record in Instrument 201805020041917, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 1007 Dew Street, Nashville, TN 37206

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 my hand this the 5th day of August, 2021.

Dew Street Land Trust

By: Julie M Boos, Trustee
Julie M. Boos, Trustee

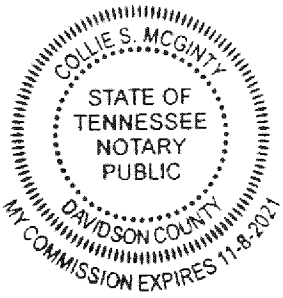
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Julie M. Boos, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Trustee of the Dew Street Land Trust, the within named bargainor, a Trust, and that she as such Trustee being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Julie M. Boos as such Trustee.

Witness my hand and official seal, this the 5th of August, 2021.

Collie S. McGinty
Notary Public

My Commission Expires: 11-08-2021



Tennessee Certification of Electronic Document

I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **8/5/2021** (date of document).

Affiant Signature

8/5/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **5th** day of **August**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

