Karen Johnson Davidson County
Batch# 761214 DEEDWARR
11/24/2021 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20211124-0156492

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-14050-MC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Affiant

ANNA BATES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

Subscribed and sworn to before me, this the 30th day of September, 2021.

Notary Public
My Commission Expires: 7-7-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Heidy Denise Barnes Rosa 1338 Sula Drive Hermitage, TN 37076	Heidy Rosa 1338 Sula Dr Hermitage, TN 37076	086-12-0B-008.00-CO

WARRANTY DEED

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, **Nga Tran Russell fka Nga Tran, a married women**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Heidy Denise Barnes Rosa, a single woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit 8 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Tulip Grove, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161123-0123638, Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20161123-0124072 and in Instrument No. 20161130-0125792, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Nga Tran, a single woman by Warranty deed from Southeastern Development Enterprise LLC, a Tennessee limited liability company of record in Instrument No. 20180123-0006693 Register's Office for Davidson County, Tennessee, dated January 17, 2018 and recorded on January 23, 2018.

Nga Tran Russell and Nga Tran is one and the same person.

Daniel Moore Russell joins in the execution of this instrument to convey any and all marital rights he may have in said property.

This is ☒ improved or ☐ unimproved property located at: **1338 Sula Drive, Hermitage, TN 37076**.

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this _____ day of September, 2021.

GRANTOR:

Daniel M Russell
Daniel Moore Russell

Nga Tran Russell fka Nga Tran
Nga Tran Russell

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Daniel Moore Russell and Nga Tran Russell fka Nga Tran, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29 day of September, 2021.

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

202111240156492

Tennessee Certification of Electronic Document

I, Evelin Alexander, 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 09/30/2021 (date of document).

Affiant Signature

10 - 13 - 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/7/24

NOTARY'S SEAL

CORTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024