Karen Johnson Davidson County
Batch# 763591 DEEDWARR
12/01/2021 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,274.65
20211201-0158352

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2021. Notary Public MY COMMISSION EXPIRES: 5.14.25 (AFFIX SEAL)

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
USCMF SN Tennessee A, LLC, a Delaware limited liability company 8390 E Via de Ventura F-110, #303 Scottsdale, AZ 85258	New Owner	181-14-0A-197.00

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, **Karl Russ and Gail Russ, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **USCMF SN Tennessee A, LLC, a Delaware limited liability company**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 105 on the plan of the Villas at Concord Place, Phase 4 as shown on Exhibit "A-1" to the Third Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20070130-0012170, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Karl Russ and Gail Russ, husband and wife by Warranty Deed dated 08/01/2017 from Joshua Alan Borders and Sara Brianne Borders, husband and wife, of record in Instrument 20170803-0079123, 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 know as: 8802 Dolcetto Grove, Brentwood, TN 37027

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/our hand(s) this the 19 day of November, 2021.

Karl Russ

Gail Russ

STATE OF ~~TENNESSEE~~ Arkansas

COUNTY OF ~~WILLIAMSON~~ Garland

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Karl Russ and Gail Russ with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 19th of November, 2021.

Notary Public

My Commission Expires: 5/21/25

(SEAL)

Jeffery E. Dillman
Notary Public
Garland County, Arkansas
Comm. Exp. 05/21/25
Commission No. 12694140

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 NOV 22, 2021.

Affiant
Date: November 23, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23 day of November 2021.

Notary Public

My Commission Expires: 11/5/2024

