Karen Johnson Davidson County
Batch# 774313 DEEDWARR
12/15/2021 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,235.80
20211215-0165884

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,000.00.

Patricia Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2021.

Eliza Whitfield
Notary Public

MY COMMISSION EXPIRES:
5-5-2025
(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

02-NSH21-03256

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lindsay P. Russi 105 Timber Ridge Drive Nashville, TN 37217	Bank of America 4795 Regent Boulevard Irving, TX 75063	136-07-0-027.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nathaniel R. LaRowe, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lindsay P. Russi, an unmarried woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Section Two, Priest Lake Park of record in Plat Book 4175, Page (s) 56 through 58, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Douglas McKinley Montgomery, Jr. and Lisa Montgomery by Warranty deed from Christopher A. Kelley and Lisa L. Kelley of record in Instrument No. 20020611-0071047 Register's Office for Davidson County, Tennessee, dated May 31, 2002 and recorded on June 11, 2002. (Value of consideration shown in aforementioned deed $117,900.00.).

Being the same property conveyed to Nathaniel R. LaRowe by Warranty deed from Douglas McKinley Montgomery, Jr. and Lisa Montgomery, husband and wife of record in Instrument No. 20200528-0055303 Register's Office for Davidson County, Tennessee, dated May 22, 2020 and recorded on May 28, 2020. (Value of consideration shown in aforementioned deed $250,000.00.) Being also known as 105 Timber Ridge Drive Nashville, Tennessee 37217.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 105 Timber Ridge Drive, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further

covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 10th day of December, 2021

Nathaniel R. LaRowe

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of December, 2021, before me personally appeared Nathaniel R. LaRowe, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

FAITH L. LOWE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: Oct 14. 25

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 12/13/2021 (date ~~of document~~).

Affiant Signature

12/13/2021
Date

State of TN

County of DAVIDSON

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

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES MAY 5, 2025
NOTARY'S SEAL

Eliza Whitfield
Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025