Karen Johnson Davidson County
Batch# 781511 DEEDWARR
12/29/2021 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20211229-0171344

WARRANTY DEED

THIS INDENTURE, made and entered into on this **21st day of December, 2021** by and between **James F. Russell and Linda H. Russell, husband and wife,** party of the first part, and **Robert Klein and wife, Laura Klein,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, State of Tennessee:

Land in Davidson County, Tennessee, being Unit No. 201 on the Plan of The Maxwell, as shown on and established by the Declaration of The Maxwell, a condominium, together with any storage unit and parking space specified in Exhibit F of said Declaration of The Maxwell, a condominium, of record in Instrument No. 20091241-0113711, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description. The Easements, Restrictive Covenants, Bylaws, Conditions and Regulations imposed upon and relating to each Unit, property, co-owners or tenants of The Maxwell, a condominium, contained in the Declaration of the Maxwell of record in Instrument No. 20091214-0113711, in the Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof as though copied herein.

Being the same property conveyed to party of the first part by Warranty Deed at Instrument No. 20110930-0076027, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Subdivision Restrictions Building Lines and Easements of record in Plat Book 421, Pages 82-83; Contents of Declaration of The Maxwell, a condominium of record at Instrument No. 20091214-0113711; Termination of Declarants Rights in Instrument No. 20110603-0042602; Contents of Charter of the Maxwell Home Owner's Association of record at Instrument No. 20091211-0113268; Stormwater Detention Agreement in Instrument No. 20070510-0056063; Sanitary Sewer Easement in Instrument No. 20070522-0060781, all in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except as set forth above and except for: **2022 Davidson County real estate taxes not yet due and payable which party of the second part assumes and agrees to pay** and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their gender and number according to the context hereof.

IN WITNESS WHEREOF the undersigned has caused this instrument to be executed by and through its duly authorized officers the day and year first written above.

James F. Russell
James F. Russell

Linda H. Russell
Linda H. Russell

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, a Notary Public in and for said State and County, **James F. Russell and Linda H. Russell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of December, 2021.

Robert L. Dinkelspiel, Notary Public

ROBERT L. DINKELSPIEL STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 02-13-2023

My Commission Expires: February 13, 2023

Property Address:
3210 West End Circle, Unit 201
Nashville, Tennessee 37203

Property Owner:

Robert Klein and Laura Klein
107 Bluegrass Cove
Hendersonville, TN 37075

Mail Tax Bills to:
(Person or Agency responsible for payment of taxes)
Same as new owner

Parcel ID No. 14 02 3D 201.00

TG# Stewart Title 20212627

Return to:

Sumner Title & Escrow, LLC
131 Indian Lake Blvd., Suite 200
Hendersonville, Tennessee 37075

I, or we, hereby swear or affirm that to the best of affiant's information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $360,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 21st day of December, 2021.

Affiant

Notary Public

My Commission Expires: 6/19/2023

Prepared by:

Robert L. Dinkelspiel
Dinkelspiel Rasmussen & Mink, PLLC
1669 Kirby Parkway, Suite 106
Memphis, Tennessee 38120

JENNIFER A HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-19-2023

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman 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 12/21/2021.

Jennifer A Hoffman
Affiant
Date: 12/22/2021

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 22nd day of December, 2021

Allison M. Noble
Notary Public

My Commission Expires: _____

