Karen Johnson Davidson County
Batch# 785808 DEEDWARR
01/10/2022 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220110-0002582

Warranty Deed

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $316,000.00.

Patricia Green
Affiant

Subscribed and sworn to before me, this the ~~27th~~ 28th day of December, 2021.

Eliza Whitfield
Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Christopher Allen and Kyndall Cart	CMG Mortgage	004-00-0-085.00
8180 Whites Creek Pike	3160 Crow Canyon Rd	
Joelton, TN 37080	Suite 400 San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL RUSSELL AND WIFE, DEBORAH RUSSELL, AND MICHELLE D. ANGLEA, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER ALLEN AND KYNDALL CART, HUSBAND AND WIFE**, 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Robert Waller Property of record in Plat Book 4660, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1 fronts 119.5 feet on the Northeasterly margin of Whites Creek Pike and extends back 369.76 feet on the Northwesterly line and 370.00 feet the Southeasterly line to a broken line in the rear, measuring 119.5 feet thereon.

Being the same property conveyed to Michael Russell and wife, Deborah Russell, and Michelle D. Anglea, married by Warranty deed from James L. Gilbert and wife, Judith B. Gilbert of record in Instrument No. 20071102-0129415 Register's Office for Davidson County, Tennessee, dated October 31, 2007 and recorded on November 02, 2007.

*This being investment property only, having never been the personal residence of grantor, Michelle D. Anglea, at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 8180 Whites Creek Pike, Joelton, TN 37080, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of December, 2021.

by his AIF Deborah L. Russell
Michael R. Russell

Michael Russell by
his Attorney-In-Fact, Deborah Russell

Deborah L. Russell

Deborah Russell

Michelle D. Anglea

Michelle D. Anglea

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Deborah Russell, individually and as Attorney-In-Face for Michael Russell, and Michelle D. Anglea, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of December, 2021.

Notary Public

My Commission Expires: 7-7-25

STEVE MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

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 01/03/2022 ____ (date of document).

Affiant Signature

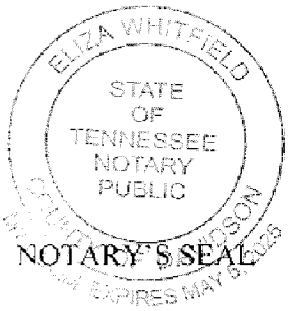
01/03/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 3rd day of January, 2022.

Notary's Signature



NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025