Karen Johnson Davidson County
Batch# 795891 DEEDWARR
01/27/2022 09:25:30 AM 4 pgs
Fees: $23.00 Taxes: $555.00
20220127-0009745

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of January, 2022.

Notary Public
MY COMMISSION EXPIRES: 4-23-22
File No. G21-14892

KEMBERLY POWELL NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael R. Russell (NAME)	Same as New Owner (NAME)	91-6-148
654 Weeping Willow Road (STREET ADDRESS)	(STREET ADDRESS)	
Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Christie Michelle Russell and Susie Ashton Victoria Clark, Heirs of William Mike Russell Estate**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael R. Russell, a married man**, HEREINAFTER CALLED THE GRANTEES, 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. 62 on the plan of west Park Addition, of record in Book 2330, page 39, Register's Office for said County.

SAID Lot No. 62 fronts 52 feet on the southwesterly margin of Couch Drive and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to William M. Russell, unmarried by Deed dated September 15, 1989 from David W. Palmer and Wife, Rose S. Palmer, recorded September 20, 1989, in Book 7942, Page 167, in the Register's Office for Davidson County, Tennessee. William M. Russell having since died intestate on June 13, 2021, leaving Michael R. Russell, Christie Michelle Russell and Susie Ashton Victoria Clark as heirs at law. See Affidavit of Heirship recorded in Instrument No. 20211118-0153407, Register's Office for said County.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2020 taxes have been paid. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5805 Couch Drive, Nashville, TN 37209.

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.

Witness my/our hand(s) this 18th day of January, 2022.

William Mike Russell Estate

By: Christie Michelle Russell
Christie Michelle Russell, Heir

By: _____
Susie Ashton Victoria Clark, Heir

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Christie Michelle Russell, Heir of William Michael (Mike) Russell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Heir of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of January, 2022.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
Notary Public

My Commission Expires: 3/26/22

STATE OF _____
COUNTY OF _____ }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Susie Ashton Victoria Clark, Heir of William Michael (Mike) Russell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Heir of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of January, 2022.

_____
Notary Public

My Commission Expires: _____

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

This is improved property, known as 5805 Couch Drive, Nashville, TN 37209.

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.

Witness my/our hand(s) this 18th day of January, 2022.

William Mike Russell Estate

By: _____
Christie Michelle Russell, Heir

By: Susie Ashton Victoria Clark
Susie Ashton Victoria Clark, Heir

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Christie Michelle Russell, Heir of William Michael (Mike) Russell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Heir of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of January, 2022.

_____
Notary Public My Commission Expires: _____

STATE OF Arkansas
COUNTY OF Pulaski }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Susie Ashton Victoria Clark, Heir of William Michael (Mike) Russell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Heir of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of January, 2022.

Carmen L. Williams
Notary Public My Commission Expires: 06/24/2024

CARMEN L. WILLIAMS
MY COMMISSION EXPIRES
06-24-2024
NOTARY
PUBLIC
COMM. # 12401996
MONROE COUNTY - ARKANSAS

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

SPOC

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 1-18-2022 (date of document).

Affiant Signature

1-18-2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 18th day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY