Karen Johnson Davidson County
Batch# 812338 DEEDWARR
02/28/2022 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20220228-0022332

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $670,000.00.

Affiant

Subscribed and sworn to before me this 15th day of February, 2022.

Notary Public
My Commission Expires: 5-7-24

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

2022-15

Address of New Owner:	Send Tax Bills to:	Tax Information:
Patrick Byrne Russell & Michelle Ann Russell	Same	
1625 Alayna Drive		126-14-0A-095-00
Nashville, TN, 37221		

WARRANTY DEED

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 hereby acknowledged, we

Andrew Holliday and Jennifer Holliday, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Patrick Byrne Russell and Michelle Ann Russell, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 95 on the Final Plat of Travis Trace Subdivision, Phase 4 of record in Instrument Number 20190710-0067020, 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 Andrew Holliday and Jennifer Holliday, husband and wife by Special Warranty Deed from The Jones Company of Tennessee, LLC, a Missouri Limited Liability Company of record in Instrument No. 20191213-0128648 Register's Office for Davidson County, Tennessee, dated December 12, 2019 and recorded on December 13, 2019.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1625 Alayna Drive, Nashville, TN 37221.**

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 our hands this 15th day of February, 2022.

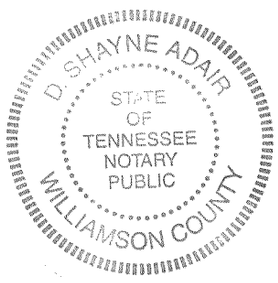
Andrew Holliday

Jennifer Holliday

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew Holliday and Jennifer Holliday, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of February, 2022.



Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

True Copy Certification

I, **Diane March,** 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 this the 15th day of February, 2022.

Affiant Signature
Date 02/15/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15th day of February, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

