Karen Johnson Davidson County
Batch# 812586 DEEDWARR
02/28/2022 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20220228-0022538

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of February, 2022.

Notary Public
MY COMMISSION EXPIRES:
File No. G22-15076

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mary Russ (NAME)	SAME AS NEW OWNER (NAME)	034-03-0B-807-00
807 Churchill Crossing (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (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, **Emil Mircea and Valentina D. Mircea, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Russ, an unmarried woman**, 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 Unit No. 807, Phase 4, Building 8, Churchill Crossing Condominiums, a Horizontal Property Regime, established by the Master Deed in Book 7792, page 915 and amended in Book 7804, page 616, Book 7845, page 540, Book 10635, page 110 and Book 10996, page 199 and Instrument No. 20050829-0103075, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emil Mircea and wife, Valentina D. Mircea by Deed dated June 2, 2006 from William D. Castleman, Trustee. with full power to mortgage, sell, transfer and cover without necessity of the joinder of any beneficiaries, recorded June 8, 2006, in Instrument Number 20060608-0068259, in the Register's Office for Davidson County, Tennessee.

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 16th day of February, 2022.

X _____
Emil Mircea

X _____
Valentina D. Mircea

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of February, 2022, before me personally appeared Emil Mircea and Valentina D. Mircea, 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's (or persons') free act and deed.

Witness my hand, at office, this 16th day of February, 2022.

_____
Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

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

True Copy Certification

I, **Kaz Arbogast,** 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 14th day of February, 2022.

Affiant Signature
Date 02/14/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14th day of February, 2022.

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

