Karen Johnson Davidson County
Batch# 819261 DEEDWARR
03/10/2022 01:45:30 PM 5 pgs
Fees: $28.00 Taxes: $412.00
20220310-0027931

WARRANTY DEED

MELISSA SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/8/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LaToia Hill and Arthur Leon Hill	New Owners	
(NAME)	(NAME)	162-06-0-307.00
600 Pine Log Ford Rd.	600 Pine Log Ford Rd.	
(ADDRESS)	(ADDRESS)	
Travelers Rest, SC 29690	Travelers Rest, SC 29690	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Chaquata Russell, Keosha Russell, and LaToia Hill,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Arthur Leon Hill and LaToia Hill, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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. 2 on the Plan of J. T. Townes Property of record in Book 4300, page182, as corrected by Surveyor's Certificate of Correction, of record in Book 4651, page 679, all in the Register's Office for said County.
Said Lot No. 2 fronts 90.0 feet on the Southerly margin of Old Tusculum Road and extends back 127.0 feet on the Easterly line and 120.8 feet on the Westerly line to a line in the rear, measuring 90.21 feet thereon.

Being the same property conveyed to Artemus D. Russell and wife, Deborah D. Russell by Warranty deed from Walter E. Smith and wife, Annie G. Smith of record in Book 6299, page 631, Register's Office for Davidson County, Tennessee, dated May 23, 1984 and recorded on May 25, 1984. Deborah D. Russell having since died on April 17, 2018 leaving Artemus D. Russell as the surviving tenant by the entirety. Artemus D. Russell having since died intestate on April 19, 2020 leaving Chaquata Russell, LaToia Hill, Keosha Russell, and Shemika Bailey as heirs by Affidavit of Heirship at record at Instrument No. 202203100027928 **and** 202203100027929 **and Corrected Affidavit of Heirship of record at Instrument No.** _____ **in said Register's Office. Shemika Bailey waived her interest in said property and conveyed her interest to Chaquata Russell, LaToia Hill, and Keosha Russell by Quit Claim Deed of record at Instrument No.** 202203100027930 **in said Register's Office.**

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

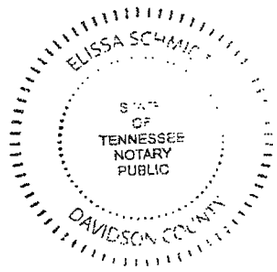
This is improved x property, known as 195 Old Tusculum Rd. Antioch, TN 37013
(unimproved) (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 11th day of February, 2022.

Chaquata Russell

Chaquata Russell



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Chaquata Russell**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of February, 2022.

Elissa Schmidt

Notary Public

My Commission Expires: 9/8/2025

Witness my hand this 11th day of February, 2022.

Keosha Russell

ELISSA SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Keosha Russell**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of February, 2022.

Notary Public

My Commission Expires: 9/8/2025

Witness my hand this 11 day of February, 2022.

LaToia Hill

STATE OF South Carolina
COUNTY OF Greenville

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **LaToia Hill**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11 day of February, 2022.

Notary Public

My Commission Expires: 29 May 2028

JULIE A THOMPSON-ALBERT
Notary Public, State of South Carolina
My Commission Expires 05/29/28

Certificate of Authenticity

I, Holly A. Mason, 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 February 15, 2022.

Affiant Signature

2/15/22

Date

State of Tennessee
County of Davidson

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

Notary's Signature (Notary Seal)

My Commission Expires: 9/8/2025

ELISSA SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY