WARRANTY DEED

Karen Johnson Davidson County
Batch# 820247 DEEDWARR
03/11/2022 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20220311-0028568

File #22-2249-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eric Wyse and Lester Wyse	**AmeriSave Mortgage Corporation**	
(NAME)	(NAME)	
PO Box 41483	**3525 Piedmont Road Northeast, 8 Piedmont Center, Ste. 600**	**141-03-0C-030.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Atlanta, GA 30305**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICK BYRNE RUSSELL AND MICHELLE ANN RUSSELL, A MARRIED COUPLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIC WYSE, AN UNMARRIED MAN AND LESTER WYSE, A MARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being Unit No. 30 of Harpeth Springs, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Harpeth Springs, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180326-0028123, as amended and restated in Instrument No. 20180417-0036143, amendment to amended and restated in Instrument No. 20190130-0009015 and Scrivener's Affidavit recorded in Instrument No. 20190325-0026836 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Patrick Byrne Russell and Michelle Ann Russell, husband and wife by Warranty deed from Jenna Rae Young and Thomas E. Young, Jr., wife and husband of record in Instrument No. 20200605-0057788 Register's Office for Davidson County, Tennessee, dated June 03, 2020 and recorded on June 05, 2020.

This conveyance is subject to:
* Taxes for the year 2022 and subsequent years.
* Plan of record as Instrument Number 20180302-0019848, Register's Office of Davidson County, Tennessee.
* Covenants, Conditions and Restrictions of record in Instrument Number 20180326-0028123, as amended and restated in Instrument No. 20180417-0036143, amendment to amended and restated in Instrument No.

for Davidson County, Tennessee
* Ingress/Egress of record in Book 735, Page 252, in the Register's Office for Davidson County, Tennessee.
* Agreement for Dedication of Easement for Sewer Line of record in Book 7601, Page 409, in the Register's Office for Davidson County, Tennessee.
* Stormwater Detention Agreement of record in Instrument Number 20030428-0056453, in the Register's Office for Davidson County, Tennessee.
* Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20170922-0097599, in the Register's Office for Davidson County, Tennessee.
* Declaration of Drainage Easement and Storm Water Pond Maintenance Agreement of record in Instrument Number 20171227-0131366, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2249 Belle Creek Way, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 23rd day of February, 2022.

Patrick Byrne Russell

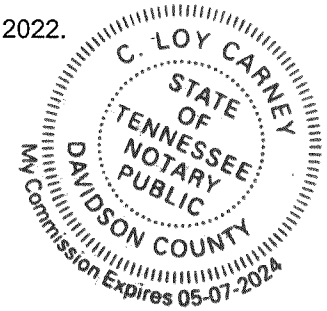
Michelle Ann Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of February, 2022, before me personally appeared Patrick Byrne Russell, 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 23rd day of February, 2022.

Notary Signature
My commission expires:

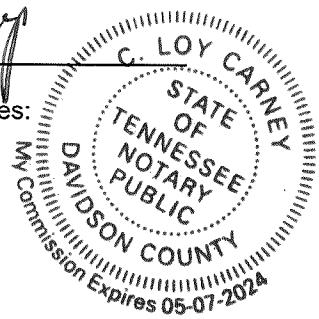


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of February, 2022, before me personally appeared Michelle Ann Russell, 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 23rd day of February, 2022.

Notary Signature
My commission expires:



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 23rd day of February, 2022.

Affiant Signature
Date 02/23/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23rd day of February, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

