Karen Johnson Davidson County
Batch# 820277 DEEDWARR
03/11/2022 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220311-0028618

(Notary Stamp) ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $450,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this ~~2nd~~ 3rd day of March, 2022. Eliza Whitfield Notary Public My commission expires: 5-5-2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Marc Russomanno and Liana Lutz	Canopy Mortgage, LLC	033-06-0A-067.00-CO
381 Solitude Circle	360 Technology Ct. Suite 200	
Goodlettsville, TN 37072	Lindon, UT 84042	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Sandra E. Cantrell, Trustee of the JD Eatherly Revocable Living Trust dated July 13, 2018, and any amendments thereto

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Marc Russomanno, unmarried and Liana Lutz, unmarried, as tenants in common with right of survivorship,

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land Davidson County, Tennessee, being Lot No. 122 on the Plan of Echo Hill Estates, Section Four, of record in Instrument No. 20050127-0010265, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to J. D. Eatherly d/b/a Eatherly Properties, a proprietorship by Quitclaim deed from Ryan L. Williams, an unmarried woman, and Jimmy A. Dennis, an unmarried man of record in Instrument No. 20130124-0007904 Register's Office for Davidson County, Tennessee. Further, Being the same property conveyed to J.D. Eatherly, Trustee of the J.D. Eatherly Revocable Living Trust, dated July 13, 2018 by Quitclaim Deed from J. D. Eatherly d/b/a Eatherly Properties of record in Instrument No. 20200212-0016155 Register's Office for Davidson County, Tennessee.

This is improved property known as **381 Solitude Circle, Goodlettsville, TN 37072.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 2nd day of March, 2022.

JD Eatherly Revocable Living Trust dated July 13, 2018, and any amendments thereto

BY: S Cantrell, Trustee
Sandra E. Cantrell, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Sandra E. Cantrell, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is Trustee of the JD Eatherly Revocable Living Trust dated July 13, 2018, and any amendments thereto dated July 13, 2018 and that as Trustee she is authorized by the Trust to execute the within instrument as its Trustees and further acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of March, 2022.

Notary Public
My Commission Expires: 06-02-25



SolomonParks File No. 22-000466-524

SP 11/2015

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 03/04/2022 ____ (date of document).

Affiant Signature

03/04/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 4 day of March, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025