WARRANTY DEED

Karen Johnson Davidson County
Batch# 849948 DEEDWARR
05/03/2022 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $595.70
20220503-0051159

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/13/25

(AFFIX SEAL)

FRANK W. ROBERTS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benjamin C. Wilson and Whitney Wilson, Trustees of the Benjamin Wilson Revocable Living Trust dated April 3, 2017	SAME	
(NAME)	(NAME)	
2231 N Mt Juliet Rd Ste 202	SAME	05312012500
(ADDRESS)	(ADDRESS)	
Mt Juliet, TN 37122	SAME	
(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 considerations, the receipt of which is hereby acknowledged, **I Tammy Leigh Russell, a married woman,** hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Benjamin C. Wilson and Whitney Wilson, Trustees of the Benjamin Wilson Revocable Living Trust dated April 3, 2017, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee and being in the former City of Lakewood, described as follows:

Being Lot No. 11 Block "9" on the Map of Dabbs and Elliott's Subdivision No. 1 of record in Book 547, Page 97, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Randy Lynn Allen by Quitclaim Deed from James William Allen, Barbara Darlene Collins, and Randy Lynn Allen, heirs of the Estate of the late, James Fred Allen, dated 11/13/2021 and recorded 11/24/2021, of record in Instrument 202111240155897, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tammy Leigh Russell by Quitclaim Deed from Randy Lynn Allen, dated 09/28/2021 and recorded 11/24/2021, of record in Instrument 202111240156391, Register's Office for Davidson County, Tennessee.

This property has not nor has ever been the primary marital residence of the Grantor.

All matters shown on the plat of record in Plat Book 547, Page 97, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 205 28th Street, Old Hickory, TN 37138
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 21st day of April, 2022.

Tammy Leigh Russell

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tammy Leigh Russell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of April, 2022.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/21/22 (date of document).

Frank Roberts

4/21/22
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 21st day of April, 2022.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

