Karen Johnson Davidson County
Batch# 854138 DEEDWARR
05/12/2022 10:52:26 AM 2 pgs
Fees: $13.00 Taxes: $1,394.90
20220512-0054633

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $377,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

02-NSH22-04059

Address of New Owner:	Send Tax Bills to:	Tax Information:
Cassandra Stevenson Dedon and Russell Dedon 305 B Keeton Ave. Old Hickory, TN 37138	Cassandra Stevenson Dedon and Russell Dedon 305 B Keeton Ave. Old Hickory, TN 37138	044-05-0D-002.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alexandria Rusley, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Cassandra Stevenson Dedon and Russell Dedon, wife and husband**, hereinafter called the Grantees, their successors 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 B, 305 Keeton Avenue, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions, as shown of record in Instrument No. 20180326-0028307, and as shown on plat of 305 Keeton Avenue recorded as Exhibit "B" of said declaration, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Alexandria Rusley, single woman by Warranty Deed from Cobalt Ventures, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181127-0115748 Register's Office for Davidson County, Tennessee, dated November 27, 2018 and recorded on November 27, 2018. (Value of consideration shown in aforementioned deed $222,500.00.)

Dalton James Walls joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

The subject property is neither the principal residence of the grantors herein, their spouses, nor that of any of their dependents.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 305 B Keeton Ave., Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 May, 2022

Alexandria Rusley

Alexandria Rusley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of May, 2022, before me personally appeared Alexandria Rusley, 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 (or person's) free act and deed.

Notary Public: W. Brad Lehman

My Commission Expires: 9/21/2024



Dalton James Walls

BY: Dalton James Walls

Alexandria Rusley, Attorney-in-Fact

by Alexandria Rusley, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of May, 2022, before me personally appeared Alexandria Rusley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Dalton James Walls and that she is authorized by Dalton James Walls to execute this instrument on his behalf.

Notary Public: W. Brad Lehman

My Commission Expires: 9/21/2024

