WARRANTY DEED

Karen Johnson Davidson County
Batch# 875214 **DEEDWARR**
06/22/2022 09:49:32 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50

20220622-0070860

File No. DD-22-2520

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2022

Notary Public

MY COMMISSION EXPIRES: 1/02/24

(AFFIX SEAL)

JORDYN SCHUMM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Luther and Kelsey Kolbe	New Owner	
(NAME)	(NAME)	
939 Russell Street, #302		082-16-0B-302.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, I/we, **James Mitchell Maddox, a single man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauren Luther and Kelsey Kolbe,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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 No. 302, together with a covered Parking Area known as No. 301 of the Lower Level Parking and Storage, Russell Street Commons III of record in Plat Book 6900, Page 375, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Mitchell Maddox, A Single Man by Warranty deed from Charles E. Mellor and wife, Louise A. James of record in Instrument No. 20190530-0051443 Register's Office for Davidson County, Tennessee, dated May 30, 2019 and recorded on May 30, 2019.

This is property more commonly known as 939 Russell Street, #302, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 3rd day of June, 2022.

James Mitchell Maddox by, attorney in fact

James Mitchell Maddox by Leslie Garside Hayes, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of June, 2022, before me personally appeared Leslie Garside Hayes, to me known to be the person (or persons) described in and who executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for James Mitchell Maddox and that she is authorized by James Mitchell Maddox to execute this instrument on his behalf.

Witness my hand, at office, this 3rd day of June, 2022.

Notary Signature
My commission expires: 1/22/24

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY