WARRANTY DEED

Karen Johnson Davidson County
Batch# 882598 DEEDWARR
06/30/2022 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20220630-0076241

STATE OF Texas
COUNTY OF Dallas

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

SONJA DANIEL
Notary Public, State of Texas
Comm. Expires 12-18-2022
Notary ID 129593028

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Residential Home Buyer Nashville, LLC, a Delaware Limited Liability Company	New Owner	**176 02 0 032.00**
(NAME) P.O. Box 4090	(NAME) P.O. Box 4090	
(ADDRESS) Scottsdale, AZ 85261	(ADDRESS) Scottsdale, AZ 85261	
(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, **Bobby L. Russell Jr., married**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Residential Home Buyer Nashville, LLC, a Delaware Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 Lot No. 254 on the Section 15, Peppertree Forest, of record in Plat Book 7900, Page 574, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bobby L. Russell Jr, married man, by Warranty Deed from Kimberly Searcy-Middlebrooks, married, of record at Instrument No. 20160803-0080084, in the Register's Office of Davidson County, Tennessee, dated July 29, 2016 and recorded on August 03, 2016. *Sheniki Russell joins in this conveyance to transfer any marital rights she may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5040 Trailwater Dr. Antioch, TN 37013
(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 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 hand this 13 day of June, 2022.

Bobby L. Russell Jr.

Bobby L. Russell Jr.

Sheniki Russell

Sheniki Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

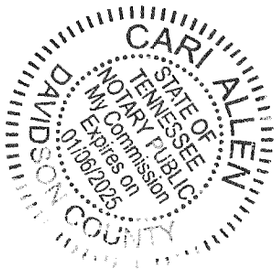
Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Bobby L. Russell Jr. and Sheniki Russell**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13 day of June, 2022.

Cari Allen

Notary Public

My Commission Expires: 1-6-25



Tennessee Certification of Electronic Document

I, Title Agent , 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 6/13/2022 (date of document).

Affiant Signature

6/13/2022
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 13 day of JUNE 2022

Notary's Signature

MY COMMISSION EXPIRES: 5-29-24

NOTARY'S SEAL

