THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37154-06-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,560,000.00. Affiant Subscribed and sworn to before me this 6th day of July, 2022 Notary Public My Commission Expires: 11/08/2022

MELISSA D. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2022

Karen Johnson Davidson County
Batch# 885029 DEEDWARR
07/06/2022 12:06:30 PM 4 pgs
Fees: $23.00 Taxes: $5,772.00
20220706-0077894

WARRANTY DEED

Address New Owner: Jennifer Russell, David Russell 32 Whitworth Blvd. Nashville, TN 37205	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 104 14 0G 026.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth A. Kelso**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Russell** and **Jennifer Russell, husband and wife.** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 32 Whitworth Blvd., Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, their successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of July, 2022.

Elizabeth A. Kelso

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth A. Kelso, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of July, 2022.

Notary Public

My Commission Expires:

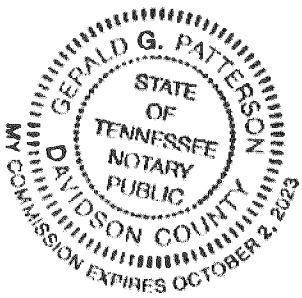


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 144 on the Revised Plan of Whitworth, Phase 01, of record in Book 7900, Pages 140-144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Elizabeth A. Connors, by Warranty Deed from Scruggs Homebuilders, L.P. of record in Book 9342, Page 309, in the Register's Office of Davidson County, Tennessee, dated May 10, 1994 and recorded on May 11, 1994.

Being the same property conveyed to Elizabeth A. Kelso and James R. Kelso, Wife and Husband, to establish a tenancy-by-the-entirety, by Quitclaim Deed from Elizabeth A. Kelso, fka Elizabeth A. Connors and James R. Kelso, Wife and Husband of record in Instrument No. 20100913-0072428, in the Register's Office of Davidson County, Tennessee, dated August 20, 2010 and recorded on September 13, 2010. Also see Scrivener's Affidavit recorded in Instrument No. 20101223-0102237 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Elizabeth A. Kelso and Husband, James R. Kelso, by Quitclaim Deed from Elizabeth A. Kelso, f/k/a Elizabeth A. Connors and James R. Kelso, Wife and Husband, or as their interests may otherwise appear or exist of record in Instrument No. 20110214-0012460, in the Register's Office of Davidson County, Tennessee, dated February 07, 2011 and recorded on February 14, 2011. The said James R. Kelso having since died on August 14, 2016.

This conveyance is made subject to:

1. 2022 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the Revised plat of Whitworth Phase 01, as recorded in Plat Book 7900, Page(s) 140 thru 144, Register's Office of Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions recorded in Book 8026, Page 305 as amended in Book 8047, Page 243; Book 9144, Page 153; Book 9778, Page 27 and Supplement in Book 8282, Page 45, Register's Office of Davidson County, Tennessee.
4. Easement for Construction of Sanitary Sewer, recorded in Book 3467, Page 194; Book 3467, Page 204; Book 3505, Page 338 and Book 3573, Page 442, Register's Office of Davidson County, Tennessee.
5. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4191, Page 631, Register's Office of Davidson County, Tennessee.
6. Easement for Water Mains and Appurtenances, recorded in Book 7868, Page 959, Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Paul Soper, 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 7/6/22 (date of document).

Affiant Signature

7/6/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of July, 2022

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

