Karen Johnson Davidson County Batch# 891608 DEEDWARR 07/20/2022 12:47:30 PM 3 pgs Fees: $18.00 Taxes: $666.00 20220720-0083186	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $180,000.00 Jennifer Russell Affiant Subscribed and sworn to before me, this 20th day of July, 2022. Notary Public My commission expires: 10/21/2024

KRISTEN M. TRAIN Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brandon AdamsThe 504 Chandler Pl Trust	**New Owner**	**086060A50400CO**
PO BOX 695		
Madison, TN 37116		

FOR AND IN 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 ACKNOWLEDGE, WE,

Tina J. Russell, single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee of The 504 Chandler Pl Trust

HEREINAFTER CALLED THE GRANTEES, 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. 504 in a Horizontal Property Regime, which is located on the Plan of Steeplechase Condominiums, a unit plat of which is shown as an Exhibit of the Master Deed of record in Book 6816, Page 483, Register's Office for said County, to which reference is here made for a more particular description, and being part of the land shown on the subdivision plat of Steeplechase Condominiums, of record in Book 6200, Page 454, Register's Office of Davidson County, Tennessee.

Being the same property conveyed unto Tina J. Russell,single, by Warranty Deed from Steeplechase, LTD, a Tennessee joint venture, dated July 27, 1987, of record in Book 7308, Page 110, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 504 Chandler Pl, Hermitage, TN 37076.

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 in 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.

Tina J. Russell Date: 7/20/2022
Tina J. Russell

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Tina J. Russell, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of July, 2022.

D Paulsson
NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Kristen Taini, 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 7/20/2022.
Date

Affiant Signature

7/20/2022
Date

State of TN
County of SUMNER

Sworn to and subscribed before me this 20th day of JULY, 2022

Notary's Signature
My Commission Expires: 10 21 2024

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER