Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220741720

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson TN

The actual consideration or value, whichever is greater, for this transfer is: $897,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of August, 2022.

Notary Public
My Commission Expires: _____

TAYLOR HUBBARD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/26/25
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 904422 **DEEDWARR**
08/17/2022 11:07:00 AM 2 pgs
Fees: $13.00 Taxes: $3,318.90
20220817-0093219

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brandi Russell 1511 Stratford Avenue Nashville TN 37216	New Owner	Tax Parcel ID No. 072-04-0-101.00

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, **Camille Seven, married** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Brandi Russell**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 6 and the southerly 15 feet of Lot 5 of Block "C" , as shown on the map entitled Inglewood Golf Club Subdivision, of record in Plat Book 843, page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 6 and the southerly part of Lot No. 5 front together 85 feet on the easterly side of Stratford Avenue and runs back between parallel lines with the northerly margin of Shelton Avenue, 150 feet to a dead line.

Being the same property conveyed to CAMILLE WYNN, by deed from GLENN KERRY HAYMAKER AND WIFE, MARILYN HAYMAKER, of record in Instrument No. 20201002-0114133, dated October 1, 2020, said Register's Office.

Camille Wynn having since married and is now known as Camille Seven.

Michael Seven joins in this instrument to convey any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 072-04-0-101.00.

Matters shown on the Plan of record in Plat Book 843, page 65, said Register's Office.

This is improved property located at 1511 Stratford Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 12th day of August, 2022.

Camille Seven

Michael Seven

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Camille Seven and Michael Seven, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 2022.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026