Karen Johnson Davidson County
Batch# 940567 DEEDWARR
11/14/2022 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,322.75
20221114-0121144

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 09/02/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$357,500.00**

Subscribed and sworn to before me this 31 day of October, 2022.

Notary Public **Affiant**
My Commission Expires: 9-2-2024

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Edward Hatch Jr. **202 Bryan House Drive** **Goodlettsville, Tennessee 37072**	Same as new owner.	**018-07-0-100.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **DAVID VERNON RUSSELL, A MARRIED MAN and NANCY PENTECOST, AN UNMARRIED WOMAN** have this day bargained and sold, and do hereby transfer and convey unto the said **EDWARD C HATCH, JR. AN UNMARRIED MAN AND KEARSTEN S. HATCH, AN UNMARRIED WOMAN, AS TENANTS-IN-COMMON WITH RIGHTS OF SURVIVORSHIP**, the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 36, as shown on the map entitled Final Plat of Section One, Charleston Square Subdivision of record in Plat Book 4860, pages 37 and 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to VERNON W. RUSSELL, UNMARRIED, by deed from TO SUSAN LEE SMITH, TRUSTEE UNDER THE IRREVOCABLE TRUST AGREEMENT OF RUTH R SMITH DATED FEBRUARY 2, 2012, of record in Instrument No. 20130411-0035843, dated March 27, 2013, said Register's Office.

VERNON W. RUSSELL died testate on or about September 1, 2021. Pursuant to the terms of his will of record in Case No. 21P2034, in the Seventh Circuit Court of Davidson County, Tennessee at Nashville (Probate Division), said property is devised to DAVID RUSSELL and NANCY PENTECOST.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 31 day of October, 2022.

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

DAVID VERNON RUSSELL

NANCY PENTECOST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **DAVID VERNON RUSSELL**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 31st day of October, 2022.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **NANCY PENTECOST**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 31st day of October, 2022.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

Certificate of Authenticity

I, DEBORAH DEVINE, 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 10-31-22.

Date

Affiant Signature

11-14-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 day of November, 20 22

Notary's Signature

My Commission Expires: 1/3/23
Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)