Name and Address of New Owner:
Inglewood Properties, LLC
294 Seaboard Lane
Suite 110
Franklin, TN 37067
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 990984 DEEDWARR
04/12/2023 02 44 28 PM 2 pgs
Fees $13 00 Taxes $2,035.00
20230412-0026964

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel Nos: 053-11-0-023 and 053-11-022

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jeffrey Thomas Russell A/K/A Jeffery Thomas Russell, a married man** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Inglewood Properties, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No 10 and the North one-half of Lot No 11, Block "A", on the Map entitled Subdivision Map 3, of the Life and Casualty Insurance Company Property at Old Hickory, Davidson County, Tennessee, recorded in Book 974, Page 11, Register's Office for Davidson County, Tennessee

Said Lot No 10 fronts 69 3 feet on the West side of Park Circle and runs back between lines 180 feet to the property of Dupont Rayon Company and fronting thereon 140 2 feet Said one-half of Lot 11 fronts 30 feet on the West side of Park Circle and runs back between parallel lines 180 feet to a dead line, being 30 feet thereon

Being the same property conveyed to Georgia B Russell, a single person by Warranty deed from Mary Lou Graves and Phillip L Roeser, all the heirs at law of Louis Roeser and wife, Marie D Roeser dated May 2, 1985 and filed of record in Book 6547, page 693, Register's Office for Davidson County, Tennessee Further being the same property conveyed to Jeffrey Thomas Russell by Quitclaim deed from Georgia B Russell dated July 25, 2013 and filed of record in Instrument No 20130726-0078071, Register's Office for Davidson County, Tennessee Further being the same property conveyed to John Dennis Kirby, Carolyn Kirby Meeks, Robert Lynn Russell, Jeffrey Thomas Russell by Quitclaim deed from Jeffrey Thomas Russell dated July 25, 2013 and of record in Instrument No 20130726-0078072 Register's Office for Davidson County, Tennessee Further being the same property conveyed to Jeffrey Thomas Russell by Quitclaim deed from Carolyn Meeks dated April 12, 2022 and filed of record in Instrument No 20220412-0042430 Register's Office for Davidson County, Tennessee Further being the same property Jeffrey Thomas Russell, a married man by Quitclaim Deed from John Dennis Kirby and Robert Lynn Russell dated 4/10/2023 and filed of record in Instrument No 20230412-0026963 in the Register's Office for Davidson County, Tennessee

Brenda Russell, wife of Jeffrey Thomas Russell, joins in the execution of this instructment for the purpose of relinquishing all of her rights, title and interest, marital or otherwise, in and to the subject property

This conveyance is subject to the current year's property taxes which have been prorated, 2023 subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

Improved property known as 114 Park Circle, Old Hickory, TN 37138

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # RTE-22-23-114-116

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of April, 2023.

_____(SEAL)
Jeffrey Thomas Russell

Brenda Russell (SEAL)
Brenda Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of April, 2023, before me personally appeared Jeffrey Thomas Russell and Brenda Russell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of April, 2023.

_____
Notary Signature
My commission expires 11·3·2025

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $550,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10th day of April, 2023

_____
Notary Signature
My commission expires:

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024