Karen Johnson Davidson County
Batch# 1030264 DEEDWARR
07/25/2023 10 35 08 AM 2 pgs
Fees $13 00 Taxes $2,719 50
20230725-0057219

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

CRT File No. 230645137

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-VRP-23-205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is. $735,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of July, 2023

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

Notary Public
My Commission Expires. 07/09/24

WARRANTY DEED

Address New Owner	Send Tax Bills To:	Tax Information:
Eric Johnson and Casey R Johnson 205 Tarrington Court Brentwood TN 37027	New Owner	Tax Parcel ID No. 172 05 0A 012.00

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, **Alexander M. Russo, unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eric Johnson and Casey R. Johnson, husband and wife**, ("Grantees"), their 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(s) 12, as shown on the map entitled Phase One, Oakmont Subdivision, of record in Book 7900, Pages 479 and 480, 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 Alexander M. Russo, Unmarried Man, by Warranty Deed from Michael L. Griffith and Juli Griffith, Husband and Wife, of record in Instrument No. 20200529-0055526, in the Register's Office of Davidson County, Tennessee, dated May 18, 2020, and recorded on May 29, 2020.

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.

Taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One, Oakmont Subdivision, as recorded in Book 7900, Page 480

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary Plat, Oakmont Subdivision, as recorded in Book 7900, 479.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8850, Page 631 as amended in Book 9453, Page 119 and Instrument No. 20050616- 0069202.

Title to that portion of the land lying below the ordinary low water mark of Sevenmile Creek. Easement for the flow of the waters of Sevenmile Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Sevenmile Creek, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Sevenmile Creek.

This is improved property located at 205 Tarrington Court Brentwood TN 37027

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 21st day of July, 2023

Alexander M Russo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alexander M. Russo, 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 19th day of July, 2023

Notary Public
My Commission Expires. _____

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