Karen Johnson Davidson County
Batch# 1032963 DEEDWARR
08/01/2023 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20230801-0059275

WARRANTY DEED



STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 6-14-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST23-060540

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Taylor Ogden Bolland and Stephanie Lynn Russum	Cadence Bank	
(NAME) 3116 Crosswood Drive	(NAME) 2778 West Jackson Street, Building C, 2nd Floor	096-10-0-033
(ADDRESS) Nashville, TN 37214	(ADDRESS) Tupelo, MS 38801	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS ($460,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, THE FRANCES FAMILY REVOCABLE LIVING TRUST U/A/D MAY 21, 2004 AND AMENDMENT DATED JANUARY 31, 2006 AND AMENDMENT DATED APRIL 15, 2010 AND AMENDMENT DATED AUGUST 8, 2011, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TAYLOR OGDEN BOLLAND AND STEPHANIE LYNN RUSSUM, HUSBAND AND WIFE, 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 Lot 523, as shown on the map entitled the Plan of Cloverhill, Section 8, of record in Plat Book 2331, Pages 10 and 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to The Frances Family Revocable Living Trust U/A/D May 21, 2004 and amendment dated January 31, 2006 by Warranty Deed from Nancy M. Brown, unmarried, dated 01/27/2020, of record in Instrument 20200130-0010976, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 3116 Crosswood Drive, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

Witness my/our hand(s) this the 31st day of July, 2023

The Frances Family Revocable Living Trust U/A/D May 21, 2004 and amendment dated January 31, 2006 and amendment dated April 15, 2010 and amendment dated August 8, 2011

BY: _____
Gretchen F. Wilson
Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 31st day of July, 2023, before me personally appeared Gretchen F. Wilson, Trustee of the The Frances Family Revocable Living Trust U/A/D May 21, 2004 and amendment dated January 31, 2006 and amendment dated April 15, 2010 and amendment dated August 8, 2011, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st day of July, 2023.

_____
Notary Public

My Commission Expires: 6-14-26

(SEAL)

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 July 31, 2023.

Affiant
Date: August 1, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 1 day of August 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY