RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson Davidson County
Batch# 1044228 DEEDWARR
08/30/2023 10 33 29 AM 2 pgs
Fees $13 00 Taxes $1,720 50

20230830-0067945

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $465,000 00

Affiant

Subscribed and sworn to before me, this 28th day of August, 2023

Notary Public
My commission expires

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills To (If left blank, send to new owner at property address)	Map-Parcel Numbers
Serena Robertson **Marcus Russell**	**JP Morgan Cash Bank**	**108040B03100CO**
1505 White Pine Ct	**700 Kansas Ln**	
Nashville, TN 37214	**Monroe, LA 71203**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Maria Dongas, married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Serena Robertson, an unmarried person, and Marcus Russell, an unmarried person, as tenants in common with rights of survivorship

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 No 31, on the Final Plat of White Pine Estates, of record in Instrument No 20000713-0069319, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property

Being the same property conveyed to Maria Dongas, by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, Substitute Trustee, dated August 17, 2022, of record in Instrument No 20220826-0096601, in the Register's Office for Davidson County, Tennessee Oath is hereby made that the subject property was never the sole primary residence of said Grantor, her spouse or heirs

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

Easement of record in Book 8715, Page 511, said Register's Office

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1505 White Pine Ct, Nashville, TN 37214.

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 in 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.

_____ Date: 08/28/2023
Maria Dongas

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Maria Dongas, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2023.

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp Dec 21, 2024
COUNTY OF WILLIAMSON

_____
NOTARY PUBLIC

My Commission Expires: 12/21/2024