ion Davidson County
Batch# 1059797 DEEDWARR
10/11/2023 01 15 59 PM 5 pgs
Fees $28 00 Taxes $1,147 00
20231011-0079732

WARRANTY DEED

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED TEN THOUSAND AND 00/100 (310,000 00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6TH DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER(S)
Kimberly Ellen Cunliffe (NAME)	**NEW OWNER** (NAME)	**084-16-0-097**
2514 Stinson Road Nashville, TN 37214 (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 6th day of October, 2023, the undersigned **CLIFFORD RUSSELL, RALPH MCCRACKEN, JOHN HALL RUSSELL, AND DAVID MCCRACKEN AS BENEFICIARIES OF THE ESTATE OF HOLLIE MAE PARKER RUSSELL, AND CLIFFORD RUSSELL AND RALPH MCCRACKEN AS CO-EXECUTORS OF THE ESTATE OF HOLLIE MAE PARKER RUSSELL,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **KIMBERLY ELLEN CUNLIFFE, UNMARRIED WOMAN** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **2514 STINSON ROAD, NASHVILLE, TN 37214** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 66 on the Map of Hargis Heights, as of record in Plat Book 974, Page 82, in the Register's Office for said County.

Said Lot No 66 fronts 75 ft. on the Northerly side of Stinson Road and runs back between lines 256.4 ft. on the East line and 263.5 ft. on the West line to the Southerly line of Lot No. 54 of said subdivision and measures 75 ft. thereon.

Being the same property conveyed to C.M. Russell and wife, Hollie Mae Russell by Warranty Deed from William G. Simpson and wife, Wilma J. Simpson of record in Book 2926, page 537, Register's Office for Davidson County, Tennessee, dated July 24, 1959 and recorded on July 24, 1959.

Being the same property conveyed to Hollie Mae Parker Russell by Decree of record in Book 4870, Page 230, in the Register's Office of Davidson County, Tennessee Said Hollie Mae Russell died on January 01, 2023, testate, devising subject property to Ralph McCracken, David McCracken, Clifford Russell and John Russell. See Probate Case No. 23P-285, Davidson County Circuit Court (Probate Division).

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 6th day of October, 2023.

GRANTOR: Clifford Russell, beneficiary

BRIAN W PALMER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134034285
MY COMMISSION EXPIRES 06/13/2025

STATE OF ~~TENNESSEE~~) Colorado
COUNTY OF ~~DAVIDSON~~) Arapahoe

Personally, appeared before me, a Notary Public of the aforesaid authority, **Clifford Russell**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this ~~6th~~ 5th day of October, 2023.

Notary Public — My Commission Expires 6/13/25

GRANTOR: Clifford Russell, co-executor

BRIAN W PALMER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134034285
MY COMMISSION EXPIRES 06/13/2025

STATE OF ~~TENNESSEE~~) Colorado
COUNTY OF ~~DAVIDSON~~) Arapahoe

Personally, appeared before me, a Notary Public of the aforesaid authority, **Clifford Russell**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this ~~6th~~ 5th day of October, 2023.

Notary Public — My Commission Expires 6/13/25

GRANTOR: Ralph McCracken, beneficiary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Ralph McCracken**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 6th day of October, 2023.

Notary Public My Commission Expires

MADELYN N REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/06/2024 DAVIDSON COUNTY

GRANTOR. Ralph McCracken, co-executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Ralph McCracken**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 6th day of October, 2023

Notary Public My Commission Expires

MADELYN N REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/06/2024 DAVIDSON COUNTY

THE REST OF THIS PAGE LEFT BLANK INTENTIONALLY

GRANTOR: John Hall Russell, beneficiary

STATE OF ~~TENNESSEE~~ Georgia)
COUNTY OF ~~DAVIDSON~~ DeKalb)

Personally, appeared before me, a Notary Public of the aforesaid authority, **John Hall Russell**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that she executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 5th day of October, 2023

Tiara C. Burns
Notary Public

12/08/2023
My Commission Expires

TIARA C. BURNS
NOTARY PUBLIC
MY COMMISSION EXPIRES 12/8/2023
DEKALB COUNTY, GEORGIA

THE REST OF THIS PAGE LEFT BLANK INTENTIONALLY

GRANTOR: David McCracken, beneficiary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **David McCracken**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 6th day of October, 2023.

Notary Public

My Commission Expires

