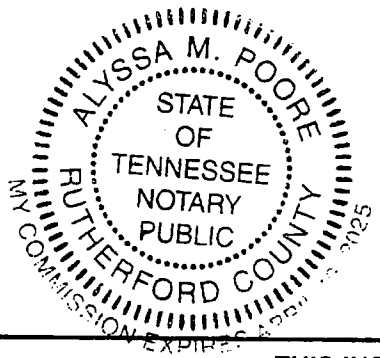
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of November, 2023

Notary Public

MY COMMISSION EXPIRES: 4-19-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lanz W. Russell	Same	043-10-0-C-007.00 CO
(NAME)	(NAME)	
113 Allison Ann Pass	Same	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, we, **Sara Sullivan, formerly known as Sara Biggs, and Aaron Sullivan, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lanz W. Russell, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No. 7 on the Plat of Bixler Farms Townhomes, Phase 1, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Bixler Farms Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070213-0018434, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plat of Bixler Farms Townhomes, Phase 1, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20070213-0018434, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Sara Biggs, unmarried, by Warranty Deed from Bixler Farms, LLC, a Tennessee limited liability company, dated May 23, 2008, of record in Instrument No. 20080528-0054299, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 113 Allison Ann Pass, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 1068679 DEEDWARR
11/06/2023 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20231106-0086553

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters shown in Declaration of Covenants, Conditions and Restrictions, Bylaws, Plat and all exhibits thereto of record in Instrument No. 20070213-0018434; Rules and regulations of record in Instrument No. 20161006-0106099, corrected in Instrument No. 20180904-0087251; Easement for water line of record in Book 2991, page 287; Grant and agreement to remove house of record in Instrument No. 20051129-0143579; Agreement for detention facility and easement of record in Instrument No. 20051129-0143580; Easement to BellSouth of record in Instrument No. 20070521-0060525; Agreement for stormwater detention of record in Instrument No. 20060526-0062409; Agreement for sanitary sewers and/ or storm drainage, water mains, pumps and appurtenances of record in Instrument No. 20060526-0062495; Agreement for easement and maintenance of record in Instrument No. 20100317-0020036, amended in Instrument No. 20221213-0129350, consent to first amendment of record in Instrument No. 20221213-0129352, corrected in Instrument No. 20221215-0130156 and Instrument No. 20221213-0129353, corrected in Instrument No. 20221215-0130154; all of record in the Register's Office for Davidson County, Tennessee.

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 our hands this 1st day of November, 2023.

Sara Sullivan

Aaron Sullivan

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Sara Sullivan and Aaron Sullivan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 1st day of November, 2023.

Notary Public
My Commission Expires: _____

File No.: 37919

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-17-2027

Tennessee Certification of Electronic Document

I, Tracey Gullett, do hereby make oath that I am a licensed attorney and/or the 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

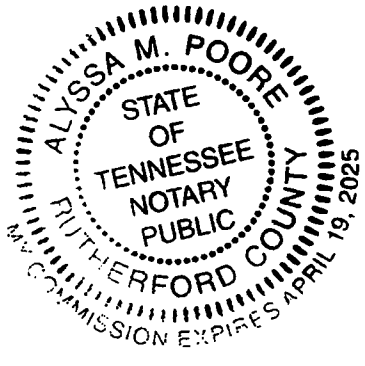
11/01/2023 (date of document).

Tracey Gullett
Date: 11/01/2023

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 1st day of November, 2023



NOTARY PUBLIC
My Commission Expires: 04/19/2025