Karen Johnson Davidson County
Batch# 1077707 DEEDWARR
12/04/2023 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20231204-0093225

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
117 Saundersville Road, Ste. 201
Hendersonville, TN 37075

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$245,000.00**.

Affiant

Subscribed and sworn to before me, this **30th day of November, 2023**.

Notary Public
My commission expires: 10/21/24

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James T. Toombs **527 Chandler Place** **Hermitage, TN 37076**	**James T. Toombs** 527 Chandler Place Hermitage, TN 37076	**086-06-0A-527-00-CO** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Lisa Russell and Summer Alexander**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **James T. Toombs, a single man**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Unit Number 527 on the plan of Steeplechase Condominiums, a Condominium Development, according to the Master Deed of record in Book 6816, Page 483, as amended in Book 7390, Page 1, in the Register's Office of Davidson County, and P.U.D, Plan in Book 6200, Page 454, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lisa Russell and Summer Alexander by Warranty deed from Steven L. Norris, Sr. and Terri M. Norris of record in Instrument No. 20201106-0130615 Register's Office for Davidson County, Tennessee, dated September 11, 2020 and recorded on November 06, 2020. The said Lisa Russell and Lisa K. Russell are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **527 Chandler Place, Hermitage, TN 37076**.

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.

Witness my/our hand(s) this **30th day of November, 2023.**

Lisa Russell

Lisa Russell

Summer Alexander

Summer Alexander

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 30th day of November, 2023, before me personally appeared Lisa Russell and Summer Alexander, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of November, 2023.

Jacqueline G Brown

Notary Signature
My commission expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

HE-2023-294

202312040093225

Tennessee Certification of Electronic Document

I, Linzy Lehn, 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 11/30/2023 (date of document).

Affiant Signature

12/04/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 4 day of December, 2023.

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

Notary's Signature

MY COMMISSION EXPIRES: 10/21/24

NOTARY'S SEAL