Karen Johnson Davidson County
Batch# 1085413 DEEDWARR
12/22/2023 02:19:30 PM 7 pgs
Fees: $38.00 Taxes: $3,388.28
20231222-0098948

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS NINE HUNDRED FIFTEEN THOUSAND SEVEN HUNDRED FIFTY AND 00/100 (915,750.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20TH DAY OF DECEMBER, 2023.

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

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)
Bradley Belanger and Monica Belanger (NAME)	**United Wholesale Mortgage, LLC** (NAME)	**158-04-0-007**
6003 Sherwood Drive Nashville, TN 37215 (ADDRESS)	**585 South Boulevard East Pontiac, MI 48341** (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 20th day of December, 2023, the undersigned, **CLIFFORD RUSSELL, BENEFICIARY, DAVID MCCRACKEN, BENEFICIARY, JOHN HALL RUSSELL, BENEFICIARY, AND RALPH MCCRACKEN, BENEFICIARY 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 **BRADLEY BELANGER AND MONICA BELANGER, A MARRIED COUPLE,** 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 **6003 SHERWOOD DRIVE, NASHVILLE, TN 37215** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 464 on the Plan of Hillsboro Park, Section VI, as of record in Plat Book 2663, Page 95, in the Register's Office for said County.

Said Lot No. 464 fronts 175.6 feet on the Northerly side of Sherwood Drive and extends back 250.7 feet on the Westerly line and 263.8 feet on the Easterly line to a broken line, measuring 234.0 feet thereon.

Being the same property conveyed to Hollie Mae Parker Russell by Final Decree of record in Book 4870, Page 230, Register's Office for Davidson County, Tennessee. Hollie Mae Russell and Hollie Mae Parker Russell being one and the same person. The said Hollie Mae Russell died on January 01, 2023, testate, devising subject property to Ralph Whitfield McCracken, David Whitfield McCracken, Clifford Walter Russell and John Hall Russell. See Probate Case 23-P210, Davidson County Circuit Court (Probate Division).

Being the same property conveyed to C. M. Russell and wife, Hollie Mae Russell, by Warranty Deed from Estes-Taylor Company, Inc., a Tennessee corporation, of record in Book 4222, Page 747, in the Register's Office of Davidson County, Tennessee, dated March 22, 1968 and recorded on March 27, 1968.

*The co-executors of the Estate of Hollie Mae Parker Russell also join in the conveyance of any interest the estate may have.

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 20th day of December, 2023.

GRANTOR: Clifford Russell, beneficiary

BENEFICIARY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 20th day of December, 2023.

Notary Public

9-8-25
My Commission Expires

GROVER C COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

GRANTOR: Clifford Russell, co-executor

, CO-EXECUTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned notary public, **Clifford Russell,** with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Co-Executor of the estate of Hollie Mae Parker Russell, and who further acknowledged that he is authorized to execute the within instrument as Co-Executor of said Estate.

WITNESS my hand, at office, on this 20th day of December, 2023.

Notary Public

9-8-25
My Commission Expires

GROVER C COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 20th day of December, 2023.

Notary Public

9-8-25
My Commission Expires

GROVER C COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

GRANTOR: Ralph McCracken, co-executor

Co-Exd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned notary public, **Ralph McCracken,** with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Co-Executor of the estate of Hollie Mae Parker Russell, and who further acknowledged that he is authorized to execute the within instrument as Co-Executor of said Estate.

WITNESS my hand, at office, on this 20th day of December, 2023.

Notary Public

9-8-25
My Commission Expires

GROVER C COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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GRANTOR: John Hall Russell, beneficiary

Georgia

STATE OF ~~TENNESSEE~~)
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 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 20th day of December, 2023.

Notary Public

May 2, 2027
My Commission Expires

TRACEY WORTHEN
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES MAY 02, 2027

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202312220098948

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 20th day of December, 2023.

Notary Public

9-8-25
My Commission Expires

GROVER C COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, **Tonya Cherry,** 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 this the 20 day of December, 2023.

Affiant Signature
Date 12/20/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20 day of December, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027