WARRANTY DEED

CHARLES E. LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES: 2/3/26
(AFFIX SEAL)

File #24-PA-3725-P

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brandt Russo	**SWBC Mortgage Corporation**	
(NAME) **3725 John Mallette Drive**	(NAME) **9311 San Pedro Avenue, Suite 100**	**069-16-0-092.00**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS) **San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HENRY MILES LEINONEN, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRANDT RUSSO, AN UNMARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1 on the Plan of Resubdivision of the Ira D. Kennedy Tract of record in Plat Book 3842, Page 200, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Henry Miles Leinonen by Warranty Deed from Kristen A. Sawl, unmarried of record in Instrument No. 20180709-0066110 Register's Office for Davidson County, Tennessee, dated June 26, 2018 and recorded on July 09, 2018.

This Instrument executed on behalf of Henry Miles Leionen ("Principal") by Loy Carney pursuant to the Power of Attorney of record in Instrument Number _202402140010310_____, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

Grantor does hereby affirm that said property has never been Grantor's primary marital residence.

This conveyance is subject to:

*Taxes for the year 2024, a lien not yet due and payable.

*Subject to all matters shown on the Plan of record in Plat Book 3842, Page 200, Register's Office for Davidson County, Tennessee

*Easement for electric power transmission lines to the Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board, of record in Book 3815, Page 493, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1101072 DEEDWARR
02/14/2024 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20240214-0010311

*Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 7814, Page 435 and Book 7814, Page 438, in the Register's Office for Davidson County, Tennessee.

*Rights of tenants in possession, as tenants only, under unrecorded leases, if any.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3725 John Mallette Drive, Nashville, TN 37218**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 the 14th day of February, 2024.

Henry Miles Leinonen By Loy Carney, Attorney In Fact

Henry Miles Leinonen by Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of February, 2024, before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Loy Carney, the within named bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Henry Miles Leinonen ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

Witness my hand, at office, this 14th day of February, 2024.

Notary Signature
My commission expires:

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

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 February 14, 2024

Affiant Signature

Date: 2/14/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this February 14, 2024

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

