Prepared By:
Record and Return To:
[illegible] Rosenthal Title, Inc
[illegible] Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1105230
02/28/2024 10:40:59 AM
Fees: $13.00 Taxes: $2,737.63
20240228-0013571

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SEVEN HUNDRED THIRTY NINE THOUSAND NINE HUNDRED AND 00/100 (739,900.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20TH DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

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)
Brandon T Archilla 2021 Revocable Trust (NAME)	**NEW OWNER** (NAME)	**106 13 0I 001.00**
2012A Rosemary Lane Nashville, TN 37210 (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 20th day of February, 2024, the undersigned, **CHRISTOPHER W. RUSSELL AND JENNIFER LAUREN JOHNSON RUSSELL, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **BRANDON T. ARCHILLA AS THE TRUSTEE OF THE BRANDON T ARCHILLA 2021 REVOCABLE TRUST DATED NOVEMBER 4, 2021,** 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 **2012A ROSEMARY LANE, NASHVILLE, TN 37210** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit A, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for 2012 Rosemary Lane Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20170927-0098780, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Christopher W. Russell, by Warranty Deed from MC2 Group, Inc., A Tennessee Corporation, of record in Instrument No. 20180521-0048269, in the Register's Office of Davidson County, Tennessee, dated May 11, 2018 and recorded on May 21, 2018.

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 February, 2024.

GRANTOR: Christopher W. Russell
By: Grover Collins, his attorney-in-fact

Christopher W. Russell By Grover Collins AIF

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Grover Collins** with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Power of Attorney for **Christopher W. Russell**, of record in the Davidson County Register of Deeds as Instrument Number 20240228-0013567 and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of Christopher W. Russell the within named Grantor, an Individual residing in the state of Georgia, and that they in such capacity as Authorized Power of Attorney executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Grantor as Authorized Power of Attorney.

WITNESS my hand, at office, on this 20th day of February, 2024.

Haley Miller
Notary Public

My Commission Expires

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

GRANTOR: Jennifer Lauren Johnson Russell
By: Grover Collins, her attorney-in-fact

Jennifer Lauren Johnson Russell by Grover Collins AIF

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Grover Collins** with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Power of Attorney for **Jennifer Lauren Johnson Russell**, of record in the Davidson County Register of Deeds as Instrument Number 20240228-0013510 and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of Jennifer Lauren Johnson Russell the within named Grantor, an Individual residing in the state of Georgia, and that they in such capacity as Authorized Power of Attorney executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Grantor as Authorized Power of Attorney.

WITNESS my hand, at office, on this 20th day of February, 2024.

Haley Miller
Notary Public

My Commission Expires

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON