Karen Johnson Davidson County
Batch# 1117374 DEEDWARR
04/02/2024 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,439.30
20240402-0023069

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $389,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 28th day of March, 2024.

NOTARY PUBLIC

My commission expires: 11-22-2025

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Justin Pearson (NAME)	New Owner (NAME)	073-12-0-070.00
2435 Dundee Lane (ADDRESS)	(ADDRESS)	
Nashville, TN 37214		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **James Anthony Russell and wife, Gayle A. Russell for life, with the remainder to Jody Steven Russell, as to a One-half undivided interest and Randall Ray Russell, as to a One-half undivided interest,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Justin Pearson**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 157, as shown on the map entitled Revision of Section One, Sunset View, of record in Book 2663, pages 27 and 28, as corrected in Book 2706, page 333, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES A. RUSSELL AND WIFE, JUANITA H. RUSSELL, by deed from ROY BROWN AND WIFE, BETTY LOU BROWN, of record in Book 3310, page 602, dated November 14, 1961, said Register's Office.

JAMES A. RUSSELL died on or about May 15, 2009, leaving JUANITA H. RUSSELL as the surviving tenant by the entirety.

JUANITA H. RUSSELL died intestate on or about October 7, 2012, leaving JAMES ANTHONY RUSSELL AND RANDALL RAY RUSSELL as her only Heirs-at-Law.

JAMES ANTHONY RUSSELL conveyed his ONE-HALF (1/2) UNDIVIDED INTEREST in said property to JAMES ANTHONY RUSSELL AND WIFE, GAYLE A. RUSSELL FOR LIFE, WITH THE REMAINDER TO JODY STEVEN RUSSELL, by Quitclaim Deed of record as Instrument No. 20220902-0099515, dated August 31, 2022, said Register's Office.

This property is __unimproved _X_improved property known as: 2435 Dundee Lane, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 28th day of March, 2024.

James Anthony Russell

Gayle A. Russell

Jody Steven Russell

Randall Ray Russell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Anthony Russell and Gayle A. Russell, and Jody Steven Russell and Randall Ray Russell, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of March, 2024.

Notary Public
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 March 28, 24 (date of document).

Jennifer L. Pennell

April 2, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 2 day of April, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

