Karen Johnson Davidson County
Batch# 1118828 DEEDWARR
04/03/2024 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20240403-0023673

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE HUNDRED FIFTY THOUSAND AND 00/100 (150,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2ND DAY OF APRIL, 2024.

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)
Jay Russell (NAME)	**NEW OWNER** (NAME)	**169 00 0 357.00**
8858 Hester Beasley Road Nashville, TN 37221 (ADDRESS)	**8858 Hester Beasley Road Nashville, TN 37221** (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 2nd day of April, 2024, the undersigned, **JEFF FRANK RUSSELL, III, A MARRIED MAN WHOSE SPOUSE HAS NO INTEREST**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **JAY RUSSELL, A MARRIED MAN,** 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 **8858 HESTER BEASLEY ROAD, NASHVILLE, TN 37221** and more particularly described as follows:

Being a tract of land in the 35th Council manic District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron rod set in the Southeast margin of Hester Beasley Road at a distance of 25 feet from the center of said road, said point being in the East boundary line of the manly Marilyn Archey property, thence along the Southeast margin of Hester Beasley Road to points as follows: North 50 deg. 57 min. 42 sec, East, 127.94 feet, North 47 deg. 05 min. 26 sec. East, 256.87 feet; North 49 deg. 17 min, 53 sec. East, 50.00 feet to an iron rod set at the Northwest corner of Tract 3; thence leaving the Southeast margin of Hester Beasley Road with the West boundary line of Tract 3 on a newly established line South 25 deg. 16 min. 04 sec. East, 631.61 feet to an iron rod set in a Northern boundary line of the Gregory A. Smith et ux. Property, thence along said Northern boundary line of the Smith property South 88 deg. 24 min. 35 sec. West, 144.95 feet to an existing iron rod at the Northeast corner of the Winfred E. Haselton Family Trust property; thence along the North boundary line of the Haselton property South 88 deg. 23 min. 35 sec. West 447.96 feet to an existing iron rod at a corner of the Archey property; thence along the Eastern boundary line of the Archey property to points as follows: North 00 deg. 15 min. 34 sec. West, 98.08 feet to an existing iron rod; North 00 deg. 32 min. 26 sec. West, 201.62 feet to the point of beginning, containing 5.04 acres, more or less.

Being the same property conveyed to Jeff F. Russell, a married man whose spouse has no interest, by Warranty Deed from Willem J. Dirksen and wife, Hilda M.

Dirksen, of record in Instrument No. 20190429-0039138, in the Register's Office of Davidson County, Tennessee, dated April 26, 2019 and recorded on April 29, 2019.

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 2nd day of April, 2024.

GRANTOR: Jeff F. Russell III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Jeff F. Russell III**, 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 2nd day of April, 2024.

Notary Public My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **April 2, 2024**.

Affiant Signature

4/2/2024

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **2** day of **April**, 20**24**.

Notary Public

Notary's Seal:

