WARRANTY DEED

Karen Johnson
Batch # 1122543
04/12/2024 02:39:16 PM
Fees: $13.00 Taxes: $2,405.00

Davidson County
DEEDWARR
2 pgs

20240412-0026263

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

File #24-PA-0628-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)
Tye Trussell and Cody Trussell (NAME)	**New Owner** (NAME)	**105 11 0 254.00**
628 Benton Ave (ADDRESS)	(ADDRESS)	
nashville TN 37204 (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, **CORE HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CODY JAMES TRUSSELL, AS SINGLE MAN AND TYE LANCE TRUSSELL, A MARRIED MAN, AS** tenants in common with rights of * 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:

* survivorship

Land in Davidson County, Tennessee, being Lot(s) 17, as shown on the map entitled Jno. W. Morton's First Addition Vine Hill, of record in Plat Book 161, Page 12, 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 Core Holdings, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Autumn Button, unmarried, of record in Instrument No. 20230622-0047374, in the Register's Office of Davidson County, Tennessee, dated June 21, 2023 and recorded on June 22, 2023.

This conveyance is subject to:
*County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Jno. W. Morton's First Addition Vine Hill, as recorded in Plat Book 161, Page(s) 12.

*Copies of the supporting documents have been hyperlinked for your convenience: SP-Abstract
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **628 Benton Avenue, Nashville, TN 37204**.

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 11th day of April, 2024.

Core Holdings LLC, a Tennessee Limited Liability Company

By: _____
Alex Sherling, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, personally appeared Alex Sherling, Authorized Agent of Core Holdings LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Core Holdings LLC, the within named bargainor, a Limited Liability Company, and that such Alex Sherling, Authorized Agent of Core Holdings LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, this 11th day of April, 2024.

_____
Notary Signature

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Printed Name:_____

My commission expires:_____

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-RR-24628