WARRANTY DEED

Karen Johnson Davidson County
Batch# 1144631 DEEDWARR
06/07/2024 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,693.12
20240607-0042889

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $457,600.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/05/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1/23/28

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-11027-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank, please use the address of the new owner**	MAP-PARCEL
Joseph Wesley Caputo	**CrossCountry Mortgage LLC**	161-10-0B-006.00-CO
5225 Village Trace	2160 Superior Avenue	
Nashville, TN 37211	Cleveland, OH 44114	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Jane Russ, Trustee of Jane E. Russ Revocable Living Trust Agreement dated September 28, 2018

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Wesley Caputo, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A 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. 197 on the Plan of Phase Five Villages of Brentwood of record in Plat Book 6900, Page 896, 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 Jane E. Russ, Trustee, Jane E. Russ Revocable Living Trust Agreement dated September 28, 2018 by Quitclaim Deed from Jane E Russ of record in Instrument No. 20181003-0098067 Register's Office for Davidson County, Tennessee, dated September 28, 2018 and recorded on October 3, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 5225 Village Trace Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on June 5, 2024}.

Jane E. Russ Revocable Living Trust

By: Jane Russ, Trustee
Jane Russ, Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jane Russ, Trustee of Jane E. Russ Revocable Living Trust, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 5, 2024.

Notary Public

My Commission Expires: 1/23/28

WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC CRISTA A. CHOGHI

File #: 2024-11027-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named, Jane Russ trustee of the Jane E. Russ Revocable Living agreement dated September 20, 2018 trust, with whom iam personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged thatshe executed the within instrument in the capacity andfor the purposes therein contained.

NOTARY PUBLIC

My Commission Expires: 1/23/28

WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC CRISTA A. CHOGHI

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 5, 2024.

J. Carlton Drumwright

June 5, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 5, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY