WARRANTY DEED

Karen Johnson
Batch # 1150816
06/25/2024 03:06:51 PM
Fees: $13.00 Taxes: $2,442.00
20240625-0047520
Davidson County
DEEDWARR
2 pgs

ROBERT ASHWORTH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
FA

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00.

Tate Michael Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: ~~My Commission Expires~~ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY January 17, 2027
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Emily Paige Grant and Tate Michael Anderson	**United Wholesale Mortgage, LLC**	
(NAME)	(NAME)	**091-13-0-544-00**
84 Twin Street	**585 South Blvd. E.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Pontiac, MI 48341**	
(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, **DAVID MICHAEL RUSSELL AND MELISSA MONTANEZ RUSSELL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EMILY PAIGE GRANT, AN UNMARRIED WOMAN, AND TATE MICHAEL ANDERSON, AN UNMARRIED MAN,** 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:

Being a portion of land situated in the 20th Council District of Davidson County, Tennessee, being a portion of Lot 141 on the plan of West Nashville Heights of record in Plat Book 322, Page 127 in the Register's Office for Davidson County, Tennessee, (R.O.D.C.,TN), and is more particularly described as follows;

Commencing at the approximate centerline intersection of Stevenson Street and Twin Street, in an easterly direction 133+/- feet to an iron rod set, by Dale & Associates, having a pink cap, at the southeasterly corner of Mary Ellen Frizzell and husband, Billy M. Frizzell of record in Deed Book 11632, Page 607, Register's Office for Davidson County, Tennessee, (R.O.D.C.,TN), on the northerly margin of Twin Street, at the southwest corner of the subject property and being the point of beginning of herein described Property Legal Description;

Thence leaving said margin and with Mary Ellen Frizzell and husband, Billy M. Frizzell easterly line, North 04°33'50" West a distance of 137.19 feet to an iron rod set, by Dale & Associates, having a pink cap, at the southerly margin of Alley #1518;

thence with said alley, North 80°08'51" East a distance of 50.00 feet to an iron rod set, by Dale & Associates, having a pink cap, at the northwesterly corner of Erik R. Hewitt, of record in Instrument Number 202010070116156, R.O.D.C.,TN;

thence with Erik R. Hewitt westerly line, South 04°37'47" East a distance of 137.03 feet to an iron rod set, by Dale & Associates, having a pink cap, on the northerly margin of Twin Street;

thence with said margin, a curve turning to the left with an arc length of 50.18 feet, a radius of 9,166.50 feet, a chord bearing of South 79°58'36" West, and a chord length of 50.18 feet to the point of beginning of herein described land, having an area of 6838.59 square feet, or 0.16 acres more or less;

This description was prepared by Dale and Associates on June 21, 2024, and is based on a Boundary and Topographic Survey by Dale & Associates, Dated August 6, 2016, under project number 15246;

Being the same property conveyed to David Michael Russell and Melissa Montanez Russell, Married, by Warranty Deed, Dated January 11th, 2018, from Robert Francis Kincaid, as recorded in Instrument Number 20180119-0005828, R.O.D.C.,TN;

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, building setback lines, charges, assessments and liens, if any, and other matters as set forth in the Plat of West Nashville Heights recorded in (book) 332 (page) 127, of Official Records.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **84 Twin Street , Nashville, Tennessee 37209**.

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 24th DAY OF JUNE, 2024.

David Michael Russell

Melissa Montanez Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID MICHAEL RUSSELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of June, 2024.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELISSA MONTANEZ RUSSELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of June, 2024.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212