Register Return To:
Land Title South, Inc. 24-CD-300
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

Karen Johnson
Batch # 1158495
07/16/2024 10:58:26 AM
Fees: $13.00 Taxes: $2,590.00

Davidson County
DEEDWARR
2 pgs

20240716-0053355

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June, 17, 2026
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Dr., Ste 400, Franklin, TN 37067

File No.: 24-CD-300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Carlton Bassett and Kevin Anderson	Carlton Bassett and Kevin Anderson	10208003600
(NAME) 845 Russleo Dr	(NAME) 845 Russleo Dr	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Thousand And No/100 Dollars ($700,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, MALINDA ODEN, CO-TRUSTEE OF THE 845 RUSSLEO TRUST, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CARLTON BASSETT (AS TO A 50% UNDIVIDED INTEREST) AND KEVIN ANDERSON (AS TO AN UNDIVIDED 50% INTEREST) AS TENANTS IN COMMON, HEREINAFTER CALLED THE GRANTEES, 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. 39 on the Plan of Horton Heights, Section IV, of record in Plat Book 1835, page 129, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 39 fronts 84 feet on the Westerly side of Russleo Drive and extends back between lines 264.8 feet on the Southerly side and 241.1 feet on the Northerly side to a line in the rear measuring 114 feet thereon.

Being the same property conveyed to Matthew J. Cooper, Trustee of the 845 Russleo Trust, by Quitclaim Deed from Brian L. Cooper and Valerie L. Cooper, dated January 1, 2018, recorded January 29, 2018, of

record in Instrument No. 201801290008822, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Brian L. Cooper and Valerie L. Cooper, husband and wife, by Warranty Deed from Donna Ogan, an unmarried woman, dated July 17, 2015, recorded July 24, 2015, of record in Instrument No. 201507240072707, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 845 Russleo Drive, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 12 day of July, 2024.

845 Russleo Trust
BY: MaLinda Oden
MaLinda Oden
Co-Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Susan Harville, a Notary Public of said State and County aforesaid, personally appeared MaLinda Oden, Co-Trustee of the 845 Russleo Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Co-Trustee of 845 Russleo Trust the within named bargainor, a Trust and that she as such Co-Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by herself as Co-Trustee

Witness my hand, at office, this 12 day of July 2024.

Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June, 17, 2026
COUNTY OF WILLIAMSON