WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00.

Diana K Simmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JULY, 2024.

Lindsay B Fatta
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Karen Johnson
Batch # 1164377
07/30/2024 03:28:58 PM
Fees: $18.00 Taxes: $2,534.50

Davidson County
DEEDWARR
3 pgs

20240730-0057744

THIS INSTRUMENT WAS PREPARED BY
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)
Simmons 2024 Revocable Trust	Same as NEW OWNER	
(NAME)	(NAME)	**102-08-0-030.00**
820 Russleo Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **BLAINE ALLISON MARVEL, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SIMMONS 2024 REVOCABLE TRUST,** 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:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Horton Heights, Section IV of record in Plat Book 1835, Page 129, Register's Office for Davidson County. Said Lot No. 22, which is a corner lot, fronts 116.6 feet on the Northeasterly margin of Russleo Drive and front 135.0 feet on the Northwesterly margin of Fleetwood Drive, said frontages being joined by a curve having a length of 39.3 feet, and extends back 165.6 feet on the Northwesterly line and 155.0 feet on the Northeasterly line to a point of intersection.

Being the same property conveyed to Blaine Allison Marvel, an unmarried woman by Warranty Deed from Janice L. Fischer, unmarried of record in Instrument No. 20170426-0041113 Register's Office for Davidson County, Tennessee, dated April 21, 2017 and recorded on April 26, 2017.

This conveyance is subject to:
- Taxes for the year 2024 and all subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 129, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2087, Page 566, amended in Book 2093, Page 49, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **820 Russleo Dr, 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 26th DAY OF JULY, 2024.

Blaine Allison Marvel

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BLAINE ALLISON MARVEL, 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 26th of July, 2024.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

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

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 JULY 26, 2024.

Affiant Signature

July 30, 2024
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 30th day of July, 2024.

Notary's Signature

My Commission Expires: 5/8/28
Date



Notary's Seal (if on paper)