398

Karen Johnson Davidson County
Batch # 1173287 DEEDWARR
08/22/2024 02:47:18 PM 2 pgs
Fees: $13.00 Taxes: $5,013.50
20240822-0064677

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Stephen C. Boyd 1109A Lipscomb Drive Nashville, TN 37204	PennyMac 3043 Townsgate Road, Ste 200 Westlake Village, CA 91361	131 12 0A 002.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John Robert Russell and DeAnna L. Russell, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Stephen C. Boyd and Trisha Boyd, husband and wife** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 1109A Lipscomb Drive, Nashville, TN 37204 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A of Lipscomb Drive Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Lipscomb Drive Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20110413-0028638, and amended in Instrument No. 20111205-0094761 Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Lipscomb Drive Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20110413-0028638 and Bylaws appended thereto as Exhibit "C", and said declarations being amended in Instrument No. 20111205-0094761 said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to John Robert Russell and Deanna L. Russell, husband and wife from Lipscomb Drive Partners, Limited Liability Company dated 12/22/2011 and recorded 12/27/2011 in Instrument No. 20111227-0101011, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our

heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, they said, **Grantor**, hereunto set by hands and seals this 15th day of August, 2024.

John Robert Russell

DeAnna L. Russell

Tennessee
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of August, 2024, before me personally appeared John Robert Russell and DeAnna L Russell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of August, 2024.

DARLENE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Darlene Edwards
Notary Signature
My commission expires: 7-18-2028

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,355,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 16th day of August, 2024.

Notary Public
My commission expires: 3/2/28

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY