WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 281,500.00 .

Mohammad Islam
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF ~~October~~, 2024.

Notary Public
COMMISSION EXPIRES: 01/26/2025

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JAN. 26, 2025

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1188566 DEEDWARR
10/02/2024 08:59:30 AM 2 pgs
Fees: $13.00 Taxes: $1,041.55
20241002-0076274

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MST Real Estate LLC	New Owner	150-14-0A-003-00
(NAME)	(NAME)	
108 Cambridge Close		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Cathryn Armistead, as duly appointed Conservator for and on behalf of Janet Ruth Norris-Russell,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MST Real Estate LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot Number 3, on the Plan of Final Plat Calumet - Phase One, of record in Plat Book 6900, Page 673, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Janet Ruth Norris-Russell, Married, her heirs and assigns, by Cash Deed for Tennessee from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20060808-0097112, dated July 31, 2006, recorded August 08, 2006, Register's Office Davidson County, Tennessee. Cathryn Armistead was appointed Conservator for Janet Ruth Norris-Russell by order of the Second Circuit Court of Davidson County, Tennessee (Case No. 24P1055). This sale and conveyance of the property by Cathryn Armistead as the Conservator for Janet Ruth Norris-Russell was approved in said Court by order entered September 26, 2024.

Merwyn Lee Russell, Jr died January 8, 2014 leaving Janet Ruth Norris-Russell as the sole owner as the surviving tenant by the entireties.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 4060 Calumet Drive (House Number) (Street) (P.O. Address) Antioch, TN (City or Town) 37013 (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. successors 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, successors 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 our hands this 1st day of October, 2024.

Conservator

Cathryn Armistead, Conservator

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Cathryn Armistead, Conservator of Janet Ruth Norris-Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged herself to be the Conservator of Janet Ruth Norris-Russell, the within named bargainor, and in my presence executed the within instrument, further acknowledging under oath that she executed same for and on behalf of said grantor, in her capacity as said Conservator of Janet Ruth Norris-Russell, being duly authorized so to do, for the purposes therein contained.

WITNESS my hand and seal this 1st day of October, 2024.

S. Nixon Pressley

S. Nixon Pressley

Commission Expires: 01/26/2025

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JAN. 26, 2025

Certificate of Authenticity

I, Anthony N. Greco, 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 the 1st day of October, 2024.

Anthony N. Greco, Affiant — 10/01/2024 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 1st day of October, 2024.

Notary Public

Commission Expires: July 17,2027

ERNEST D. BENNETT III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 17, 2027