Karen Johnson Davidson County
Batch# 1198587 DEEDWARR
10/30/2024 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,048.95
20241030-0083401

WARRANTY DEED

SARAH HAZLEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

G-BR-24-318

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 9-7-26
(AFFIX SEAL)

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)
Olivia Tortolini	CMG Mortgage, Inc.	
(NAME)	(NAME)	**044 05 0 030.00**
318 Keeton Avenue	3160 Crow Canyon Rd, Ste 400	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	San Ramon, CA 94583	
(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, **ANDREW S. RUSSO, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OLIVIA TORTOLINI, UNMARRIED,** 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 the Southeast 64 feet of Lot No. 57 (also known as "HH") on the Plan of Scenic View Subdivision, not of record, described according to a survey by James L. Murphy, Jr., Surveyor, dated June 2, 1959, as follows:

BEGINNING at a point in the southwesterly margin of Keeton Avenue, at the corner of Lots 57 and 58; thence along the dividing line between said lots, South 43 degrees 59' West 165 feet to a point in the line between Lots 57 and 74; thence along the line between said lots; North 46 degrees 10' West 64 feet; thence North 43 degrees 59' East 165 feet to a point in the southwesterly margin of Keeton Avenue; thence along the margin of said Avenue, South 46 degrees 10' East 64 feet to the beginning.

Being the same property conveyed to Andrew S. Russo, single, by Warranty Deed from The Renovation Queen, LLC, a Tennessee limited liability company, dated April 6, 2020 and recorded April 9, 2020 in Instrument No. 20200409-0037725, Register's Office of Davidson County, Tennessee.

The said Andrew S. Russo having since married. The above referenced property has never been the principal marital residence for the grantor.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Plan of Scenic View Subdivision, and survey by James L. Murphy Jr., dated June 2, 1959, not of record.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **318 Keeton Avenue, Old Hickory, Tennessee 37138**.

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 11 DAY OF OCTOBER, 2024.

Andrew S. Russo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW S. RUSSO, 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 11th of October, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



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

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 11. 2024.

Affiant Signature

28th day of October, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

