Karen Johnson Davidson County
Batch# 1202527 DEEDWARR
11/07/2024 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20241107-0086549

Warranty Deed

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $500,000.00. Affiant Subscribed and sworn to before me, this the 5th day of November, 2024. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Austin Brucker	Legacy Home Loans LLC dba Steadfast Mortgage	071-08-0W-001.00-CO
328 Duke Street	408 Hwy 76	
Nashville, TN 37207	White House, TN 37188	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEREMY DEVIN RUSSELL, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUSTIN BRUCKER, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Unit No. 1, on the Plan of Homes at 326 Duke Street, a Horizontal Property Regime with Private Elements, as shown on that plan identified as Exhibit "B" Declaration of Covenants, Conditions, and Restrictions, of Homes at 326 Duke Street, a Horizontal Property Regime with Private Elements, and bylaws appended thereto as Exhibit "C", of record in Instrument No. 20201113-0133916 and amendmened in Instrument No. 20241101-0085029 and Instrument No. 20241106-0086114, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Jeremy Devin Russell and Erin Clayton Rainey, husband and wife by Warranty Deed from Bryan L. Webb of record in Instrument No. 20190326-0027134 Register's Office for Davidson County, Tennessee, dated March 22, 2019 and recorded on March 26, 2019.

Said parties were divorced pursuant to the Final Decree of Divorce of record in Circuit Court for Davidson County, Tennessee, Case no. 24D-320.

Being the same property conveyed to Jeremy Devin Russell by Quitclaim Deed from Erin Clayton Rainey of record in Instrument No. 20241008-0078002, Register's Office for Davidson County, Tennessee, dated September 9, 2024 and recorded on October 8, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 328 Duke Street, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of November, 2024.

Jeremy Devin Russell

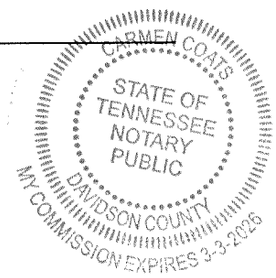
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeremy Devin Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of November, 2024.

Carmen Coats
Notary Public

My Commission Expires: _____



True Copy Certification

I, **Tonya Cherry,** 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 this the 5 day of November, 2024.

Affiant Signature
Date 11/5/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5 day of November, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

