Karen Johnson Davidson County
Batch# 1202940 DEEDWARR
11/08/2024 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20241108-0087228

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2024.

Notary Public
MY COMMISSION EXPIRES:
File No. G24-22061

KATHLEEN HALE MCCLELLAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 11-16-2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Susannah D. Beard (NAME)	SAME (NAME)	142-09-0C-918.00 CO
918 General George Patton (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **William Anthony Russell and Becky Russell, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susannah D. Beard, an unmarried woman**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 918, together with Carport designated as No. 918-C, in River Plantation, Section Five, created under Title 66, Section 27-201, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5410, Page 248, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Phase One – Lot Two, Section Five, River Planation, Condominium Apartments, of record in Plat Book 5200, Page 257, said Register's office, for a more complete identification and description of such Unit.

BEING the same property conveyed to William Anthony Russell and Becky Russell, husband and wife, by Warranty Deed from Estate of Justine J. Osteen, dated 12/1/2020 and recorded 12/10/2020 in Instrument No. 20201210-0144222, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

This is improved property, known as 918 General George Patton Road, Nashville, TN 37221.

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 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 and assigns, against the lawful claims of all persons whomsoever. Whenever 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 7th day of November, 2024.

William Anthony Russell

Becky Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of November, 2024, before me personally appeared William Anthony Russell and Becky 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 7th day of November, 2024.

Notary Signature
My commission expires: 1/22/2026

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 11/7/24.

Date

Affiant Signature

11/7/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7 day of November, 24.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal

CASSIE ANNE STARLING
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 03-19-2025