THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8141-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,625,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF Dec, 2024 Notary Public MY COMMISSION EXPIRES Nov 8 2027 (AFFIX SEAL)

Karen Johnson
Batch # 1218859
12/26/2024 08 59 23 AM
Fees $13 00 Taxes $9,712 50
20241226-0099401

Davidson County
DEEDWARR
2 pgs

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael M Jeansonne and Melanie J Jeansonne	NEW OWNER	
140 Prospect Hill		116-08-0F-140.00
Nashville, TN 37205		
(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, **Russell Familty Revocable Living Trust u/a/d September 29, 2022**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael M Jeansonne and Melanie J Jeansonne, husband and wife**

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:

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Resubdivision of Lots 140 and 141 of Sugartree #3 Revised of record in Plat Book 5210, Page 61, 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 the same property conveyed to Clinton E Russell and Shannon A Russell, Co-Trustees, Russell Family Revocable Living Trust Agreement dated September 26, 2022 by Quitclaim deed from Shannon Arras Russell and Clinton Evans Russell, husband and wife of record in Instrument No. 20221006-0110151 Register's Office for Davidson County, Tennessee, dated 9/29/2022 and recorded on 10/6/2022. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 140 Prospect Hill Nashville, Tennessee 37205.

Being the same property conveyed to Shannon Arras Russell and Clinton Evans Russell, husband and wife by Warranty deed from Barbara Dotson Dunn of record in Instrument No. 20200612-0060371 Register's Office for Davidson County, Tennessee, dated 6/11/2020 and recorded on 6/12/2020. (Value of consideration shown in aforementioned deed $935,000.00.) Being also known as 140 Prospect Hill Nashville, Tennessee 37205.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **140 Prospect Hill, Nashville, TN 37205**

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. 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 the 20 day of December, 2024.

Russell Family Revocable Living Trust u/a/d September 29, 2022

BY: _____
Clinton E. Russell, Co-Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Clinton E. Russell** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Co-Trustee** of the **Russell Family Revocable Living Trust u/a/d September 29, 2022,** the within named bargainor, and Trust, and that he as such Co-Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Clinton E. Russell** as such **Co-Trustee.**

Witness my hand and official seal this the 20 day of Dec., 2024.

My Commission expires: Nov 8 2027

_____
Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON