Name and Address of New Owner:
Frank C. Russomano, Jr and Kristan M. Russomano
7 Dey Street Apt 14A
New York, NY 10007

Karen Johnson Davidson County
Batch# 1228251 DEEDWARR
01/21/2025 08:05:30 AM 4 pgs
Fees: $23.00 Taxes: $2,682.50
20250121-0004137

Send Tax Bills To:
Frank C. Russomano, Jr and Kristan M. Russomano
7 Dey Street Apt 14A
New York, NY 10007

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 082-08-0-145

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **FTN Investments, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Frank C. Russomano, Jr, and Kristan M. Russomano, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 151, Block 2 on the Plan of Map of F. 0. Beazley's McFerrin Addition to East Nashville of record in Plat Book 57, Page 136, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 151 fronts 50 feet on the Easterly side of North 9th Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to FTN Investments, LLC, a Tennessee Limited Liability Company by Quitclaim Deed dated June 14, 2024 from Nellius Omar Ellis, unmarried, recorded June 18, 2024 in Instrument No. 20240618-0045809 in the Register's Office.

Being the same property conveyed to Nelius Omar Ellis, Unmarried, from Peace & Love LLC, a Tennessee Limited Liability Company by Quitclaim Deed of record in Instrument Number 20240403-0023483 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of January, 2025.

Ftn Investments LLC, a Tennessee Limited Liability Company

By: _____
Nelius Ellis, owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Dellana Lowhorn of the state and county mentioned, personally appeared Nelius Ellis, owner of Ftn Investments LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be owner of Ftn Investments LLC, the within named bargainor, a Limited Liability Company, and that such Nelius Ellis, owner of Ftn Investments LLC as such owner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as owner.

Witness my hand and seal, at office in Nashville, this 17th day of January, 2025.

Notary Signature

Printed Name: Dellana Lowhorn

My commission expires: 3/3/25

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $725,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of January, 2025.

Notary Signature
My commission expires:

MARY E. ARMOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 Jan 17 2025 (date of document)

Regina Sullo

Affiant Signature

January 17 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 17 day of January, 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026