STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me, this 17th day of January, 2025.

Notary Public
My commission expires
03/09/2027

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Karen Johnson
Batch # 1230107
01/24/2025 02 31 36 PM
Fees $13 00 Taxes $814 00
20250124-0005777

Davidson County
DEEDWARR
2 pgs

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-EXP-24-4024

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers
B E Solutions, LLC		**05910011500**
103 Marshall Greene Circle	**New Owner**	
Goodlettsville, TN 37072		

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 HEREBY ACKNOWLEDGE, WE,

Sondra Alicia Williams and Lawrence A Russell, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BE Solutions, LLC, a Tennessee limited liability company

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. 53, Plan of Section Two, Haynes Estates, of record in Book 4175, Page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Lawrence Russell, unmarried, by Warranty Deed from Michael E Collier and wife, Deborah A Collier, dated September 3, 1996, of record in Book 10178, Page 110, in the Register's Office for Davidson County, Tennessee. Lawrence Russell died testate on July 21, 2024. By Last Will and Testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 24P-1634, the property hereinabove-described was devised to Sondra Alicia Williams and Lawrence A. Russell, Jr. Further reference made to Affidavit of Heirship being recorded simultaneously herewith in Instrument No. 20250124000577 6, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4024 Ames Dr, Nashville, TN 37128.

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 in 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.

Sondra Alicia Williams Date: 1/17/25

Lawrence A. Russell, Jr. Date: 1/17/25

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Sondra Alicia Williams and Lawrence A. Russell, Jr., the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of January 2025

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025