Karen Johnson Davidson County
Batch# 1230259 DEEDWARR
01/27/2025 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20250127-0005988

WARRANTY DEED

ROSE M. MINES
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY

STATE OF TENNESSEE,
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 12-8-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW INC., 1415 North Jackson Street, Tullahoma, TN 37388

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NO(S).:
Jeremiah Jeffrey Russell and Jenna Russell	Jeremiah Jeffrey Russell and Jenna Russell	Map: 053
304 Pitts Avenue	304 Pitts Avenue	Group: 16-0
Old Hickory, TN 37138	Old Hickory, TN 37138	Parcel: 090.00

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 acknowledged, we

Linda Mazingo Hanner, Trustee of the Tennesee Property Trust created under the Last Will and Testament of Thomas Isaac Hanner
hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jeremiah Jeffrey Russell and Jenna Russell, husband and wife, As Joint Tenants with Full Rights of Survivorship.
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in the 7th District of Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Tract 5 on the Map of Life and Casualty Insurance Company's unrecorded subdivision.

Said part of said tract fronts 145 feet on the centerline of Pitts Avenue formerly Old Hickory Boulevard or Old Hopewell Road and runs back between line in a Southerly direction 374 feet, more or less, on the Westerly side line and 368 feet, more or less, on the Easterly side line to a line at the rear measuring 77.8 feet thereon.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

Being all of the property conveyed to Thomas I. Hanner, by deed from Ann Layne Hanner and J. G. Doak, Trustee, of record in Book 10528, Page 36, Register's Office for Davidson County, Tennessee, dated July 3, 1997 and recorded on July 14, 1997. Also see Warranty Deed in Book 5393, Page 430. Also see Last Will and Testament of Thomas Isaac Hanner in Instrument No. 20240913-0070807 and Estate of Thomas Isaac Hanner in Instrument No. 20240913-0070806, which contains the Order Admitting Will to Probate of Davidson County, TN, for Ancillary Administration, and said Will appointed Linda Mazingo Hanner as Executor of the Estate of Thomas Isaac Hanner. The Will of Thomas Isaac Hanner established a Testamentary Trust, TENNESSEE PROPERTY TRUST, and appointed Linda Mazingo Hanner as Trustee of the Testamentary Trust.

unimproved ☐
This is improved ☒ property, known as 304 Pitts Avenue, Old Hickory, TN 37138

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 23rd day of January, 2025.

Tennessee Property Trust

BY: Linda Mazingo Hanner
Linda Mazingo Hanner, Trustee

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

Personally appeared before me, Linda Mazingo Hanner as trustee of the Tennessee Property Trust, to me known or proved to me on the basis of satisfactory evidence, to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and seal, at office in ASHEVILLE, (city) NC, on this 23rd day of January, 2025.

Notary: _____

My commission expires: 27 JUN 2026

File No.: 24-02814-12T

notary public
Michael A. Geiman
Buncombe County
North Carolina
my commission
expires 27 June 2026

Davidson **County Register of Deeds**

I, Rose M. Mines, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 01/23/2025 (date of document).

Affiant Signature

Date: 01/27/2025

State of Tennessee

County of Lincoln

Sworn to and subscribed before me this 27th day of January, 2025.

Notary Signature

MY COMMISSION EXPIRES: 01-13-2027

Notary's Seal (if on paper)

Tammy E. Hatch
State of Tennessee Notary Public
Coffee County