WARRANTY DEED

Karen Johnson Davidson County
Batch# 1236265 DEEDWARR
02/11/2025 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20250211-0010306

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS TWO MILLION AND 00/100 (2,000,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7TH DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 06-28-26

(AFFIX SEAL)

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
RUSSELL FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED SEPTEMBER 29, 2022 (NAME)	**NEW OWNER** (NAME)	**160-00-0-137.00**
5610 HILLVIEW DRIVE BRENTWOOD, TN 37027 (ADDRESS)	(ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 7th day of February, 2025, the undersigned, **JOEL ANDERSON AND PATRICIA ANDERSON, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **CLINTON E. RUSSELL AND SHANNON A. RUSSELL, CO-TRUSTEES, RUSSELL FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED SEPTEMBER 29, 2022,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **5610 HILLVIEW DRIVE, BRENTWOOD, TN 37027** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Bokor Heights, Section Three, of record in Book 4300, Page 62, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of the property.
>
> Said Lot No. 28 fronts 278.00 feet on the easterly side of Hillview Drive and runs back between lines 357.7 feet (erroneously cited as 350.7 feet on historical deeds) on the northerly line and 240.00 feet on the southerly line to a dead line in the rear on which it measures 162.07 feet.
>
> Being the same property conveyed to Joel Anderson and wife, Patricia Anderson by Warranty Deed from James R. Greene, a married man and Mark Silber, a widower of record in Book 9526, page 502, Register's Office for Davidson County, Tennessee, dated November 21, 1995 and recorded on November 22, 1995.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 7th day of February, 2025.

GRANTOR: JOEL ANDERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **JOEL ANDERSON**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 7th day of February, 2025.

Notary Public My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/03/2028
DAVIDSON COUNTY

GRANTOR: PATRICIA ANDERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **PATRICIA ANDERSON**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 7th day of February, 2025.

Notary Public My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/03/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on __February 11, 2025 _____.

Affiant Signature

February 11, 2025

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me on this 11th day of _____February _____, 2025.

Notary Signature

My Commission Expires: 06-28-25

NOTARY'S SEAL:

