WARRANTY DEED

Karen Johnson
Batch # 1248890
03/21/2025 09 21 51 AM
Fees $13 00 Taxes $1,202 50
20250321-0021036

Davidson County
DEEDWARR
2 pgs

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$325,000.00**

Affiant

SUBSCRIBED AND SWON TO BEFORE MF, HEREBY ON THIS 13 day of March, 2025

Notary Public

MY COMMISSION EXPIRES 2/24/28

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNERS(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBER(S)
Kristy Doherty and Todd Doherty	Kristy Doherty	**42-9-12 00**
871 W Old Hickory Blvd	869 W Old Hickory Blvd	
Madison, TN 37115	Madison TN 37115	
(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,WE, ***Alice Denise Cole-Russell, a single woman,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Kristy Doherty and Todd Doherty,*** 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

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address. W Old Hickory Blvd, Madison, Madison, TN 37115 Said property is being described as follows

A TRACT OF LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, ON THE SOUTH SIDE OF OLD HICKORY BOULEVARD AND MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY WAYNE S. COOPER, SR , SURVEYOR, DATED DECEMBER 16, 1969 AS FOLLOWS.

BEGINNING AT AN IRON PIN ON THE SOUTHERLY SIDE OF OLD HICKORY BOULEVARD A CORNER TO NOEL M BROWN, THENCE WITH THE LINE BETWEEN THIS PROPERTY AND THE BROWN PROPERTY SOUTH 4 DEGREES 30' WEST 490 8 FEET TO A POINT ON A MARGIN OF A CREEK THENCE NORTH 39 DEGREES 13' WEST 149 2 FEET TO A CONCRETE MONUMENT AND COMMON CORNER TO THE ST. LUKE CUMBERLAND PRESBYTERIAN CHURCH PROPERTY, THENCE WITH THE LINE BETWEEN THIS PROPERTY AND THE CHURCH PROPERTY NORTH 4 DEGREES 30' EAST 395 8 FEET TO AN IRON PIN IN THE MARGIN OF SAID OLD HICKORY BOULEVARD, THENCE WITH THE MARGIN OR OLD HICKORY BOULEVARD SOUTH 78 DEGREES 22' EAST 104 FEET TO THE POINT OF BEGINNING

BEING THE SAME PROPERTY CONVEYED TO C W RUSSELL (CLARENCE WALTER RUSSELL) AND WIFE SARAH A. RUSSELL (SARAH ANN JACKSON RUSSELL) BY WARRANTY DEED FROM REBECCA FRANCES BROWN CLARK, SUCCESSOR TRUSTEE OF RECORD IN INST NO 200612060150696, SAID REGISTER'S OFFICE THE SAID C W RUSSELL PREDECEASED SARAH A RUSSELL LEAVING SARAH AS THE SURVIVING TENANT BY ENTIRETY. SARAH A RUSSELL HAVING DIED ON AUGUST 3, 2011 AND BY HER LAST WILL AND TESTAMENT, BEING FILED BY INST. NO 201209240086547, THE PROPERTY WAS DEVISED TO RICHARD WAYNE RUSSELL, DOUGLAS EDWARD RUSSELL AND TERESA DENISE RUSSELL BUSBY HAVING THEN BEEN CONVEYED TO RICHARD W RUSSELL BY QUITCLAIM DEED FROM THE ESTATE OF SARAH ANN JACKSON RUSSELL OF RECORD IN INST NO. 201212210118045, SAID REGISTER'S OFFICE, HAVING BEEN FURTHER CONVEYED TO RICHARD W RUSSELL BY QUITCLAIM DEEDS FROM

TERESA DENISE RUSSELL BUSBY (INST NO. 202102030015293) AND DOUGLAS EDWARD RUSSELL (INST. NO. 202102030015294)

BEING THE SAME PROPERTY CONVEYED TO RICHARD W RUSSELL AND ALICE D. COLE-RUSSELL BY QUITCLAIM DEED FROM RICHARD W RUSSELL OF RECORD IN INSTRUMENT NUMBER 202104160051354, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE The said Richard W Russell died on September 1, 2024, leaving Alice d. Cole-Russell as the surviving tenant by the entirety

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is Unimproved ( )
Improved (871) Property, known as **871 W Old Hickory Blvd, Madison, TN 37115**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 my hand this 6 day of March, 2025

Alice Denise Cole-Russell
a/k/a/ Alice D Cole-Russell

STATE OF FLORIDA
COUNTY OF Bay

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alice Denise Cole-Russell, A/K/A Alice D. Cole-Russell** the bargainor(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 and official seal this 6 day of March, 2025

Commission Expires 1/27/28

Notary Public

LEEAH G. PRIDGEN
Notary Public, State of Florida
Commission# HH 469901
My comm expires Jan 27, 2028