This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-5551-AJ

Karen Johnson Davidson County
Batch# 1263410 DEEDWARR
04/23/2025 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,587.30
20250423-0031157

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $429,000.00.

Josephine Vanderpool
Affiant

Subscribed and sworn to before me, this the 22nd day of April, 2025.

Notary Public
My Commission Expires: 5-9-26

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eric M. Vanderpool and Josephine M. Vanderpool 3535 Bell Road 909 Nashville, TN 37214	PrimeLending, a Plainscapital company P.O. Box 796788 Dallas, TX 75379	098 05 0 085.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Timothy S. Russell and Shelly L. Russell, husband and wife (individually and/or collectively, "Grantor"), transfer and convey unto Eric M. Vanderpool and Josephine M. Vanderpool, husband and wife (individually and/or collectively, "Grantee"), 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. 199, on the plan of SECTION THIRTEEN, LAKE PARK, of record in Plat Book 4955, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Timothy S. Russell and Shelley L. Russell, by Warranty Deed from Dr. Anne Walker, Personal Representative of the Estate of June Frances Walker, of record in Instrument No. 20170721-0074076, in the Register's Office of Davidson County, Tennessee, dated July 17, 2017 and recorded on July 21, 2017. Shelley L Russell is one in the same as Shelly L Russell.

This is improved property located at: **6061 Port Anadarko Trail, Hermitage, TN 37076**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of April, 2025.

GRANTOR:

Timothy S. Russell

Timothy S. Russell

Shelly L. Russell

Shelly L. Russell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Timothy S. Russell and Shelly L. Russell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

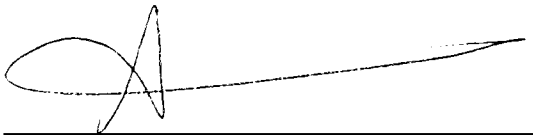
WITNESS my hand and seal at office this 22nd day of April, 2025.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 04/22/2025.



Affiant Signature — Date: 04/23/2025

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 04/23/2025.



Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal