| FOR OFFICIAL USE | STATE OF TENNESSEE<br>COUNTY OF WILSON<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **405,000.00**.<br><br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS **05/07/2025**<br><br>Notary Public<br>MY COMMISSION EXPIRES: 4-03-29<br>(AFFIX SEAL) |
|---|---|

Karen Johnson Davidson County
Batch# 1271703 DEEDWARR
05/12/2025 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20250512-0037046

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# *WARRANTY DEED*

*This Instrument Prepared by and Return To:*

FOUR STAR TITLE LLC
ESTABLISHED 2024

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #25-5067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Adam Russell** | Veterans United Home Loans | **044-15-0-005.00** |
| **802 Bryan Street**<br>**Old Hickory, TN 37138** | 550 veterans united drive<br>Columbia, MO 65201 | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Samantha McMurray, a married woman,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam Russell and Grace Lady, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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(s) 112, as shown on the map entitled Village of Old Hickory, Section D, of record in Book 1424, page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Samantha McMurray, a married woman by Deed dated September 16, 2016, from Michael Thomas Channell, recorded September 26, 2016, in Instrument Number 20160926-0100835, in the Register's Office of Davidson County, Tennessee.
*This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **802 Bryan Street, Old Hickory, TN 37138**
(House Number) (Street) (City, State) (Zip)

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 we do covenant with the said GRANTEE(S) 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, representatives and assigns, 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. 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.

IN WITNESS WHEREOF, this instrument has been executed on this the 5 day of **May, 2025**.

Samantha McMurray
Samantha McMurray

STATE OF GA
COUNTY OF: Cobb

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Samantha McMurray,** with whom I am personally acquainted, or proved 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 official seal on this the 5th day of **May, 2025**.

NOTARY PUBLIC

My Commission Expires:
04/19/2026

ARLETH DIAZ NOTARY PUBLIC COBB COUNTY EXPIRES GEORGIA APR 19, 2026

**True Copy Certification**

I, Yvette Meldrum, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on May 7, 2025.

Signature
May 7, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this May 7, 2025

Notary's Signature

My Commission Expires: 8·12·28

