WARRANTY DEED

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

(SEAL)
J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $755,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF May, 2025

Notary Public
MY COMMISSION EXPIRES _____

File #25-TC-0913-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson
Batch # 1279526
05/30/2025 09 40 24 AM
Fees $13 00 Taxes $2,793 50

Davidson County
DEEDWARR
2 pgs

20250530-0042493

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Mary Caroline Russell and Robert Kenneth Russell	New Owner	
(NAME)	(NAME)	**082 04 0 386.00**
913 Petway Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

PERRY ELIZABETH GARRETT AND MATTHEW CALEB REILLY, WIFE AND HUSBAND,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MARY CAROLINE RUSSELL, AND ROBERT KENNETH RUSSELL, WIFE AND HUSBAND,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being the West 17 1/2 feet of Lot No 3 and the East 32 1/2 feet of Lot No 4, on the Map of JAMES BURNS' SUBDIVISION, as shown on plat of record in Plat Book 421, Page 40, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows

Said parts of said lots adjoin and front together 50 feet on the Northerly side of Petway Avenue and run back between parallel lines 150 feet to an alley

Being the same property conveyed to Perry Elizabeth Garrett, an unmarried woman and Matthew Caleb Reilly, an unmarried man, as tenants in common with the right of survivorship, by Warranty Deed from Hillary Bonham and Griffin Bonham, wife and husband, of record in Instrument No 20201012-0117942, in the Register's Office of Davidson County, Tennessee, dated October 05, 2020, and recorded on October 12, 2020

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of JAMES BURNS' SUBDIVISION, as recorded in Plat Book 421, Page(s) 40
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as 913 Petway Avenue, Nashville, TN 37206

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 29th day of May, 2025

Perry Elizabeth Garrett

Matthew Caleb Reilly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of May, 2025, before me personally appeared Perry Elizabeth Garrett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 29th day of May, 2025

Notary Signature
My commission expires

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of May, 2025, before me personally appeared Matthew Caleb Reilly, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 29th day of May, 2025

Notary Signature
My commission expires

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028