Karen Johnson Davidson County
Batch# 1279948 DEEDWARR
05/30/2025 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.13
20250530-0042701

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $574,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/26/2028
(AFFIX SEAL)

S. NIXON PRESSLEY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 26, 2028
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Duncan Burr and Jude Lynn Campbell	Movement Mortgage LLC	155080B07100
(NAME)	(NAME)	
6112 S Riverbend Drive	P.O. Box 105178	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Atlanta GA 30348-5178	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ashley Lynn Russell and Samuel Kyle Taylor, as joint tenants**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Duncan Burr, an unmarried man and Jude Lynn Campbell, an unmarried woman as tenants in common with right of survivorship**, hereinafter called the GRANTEE(S), 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 No. 71 on the Plan of SOUTH COLONY AT RIVERBEND, PHASE 1 of record in Plat Book 6900, Page 271, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ashley Lynn Russell, and Samuel Kyle Taylor, joint tenants, by Warranty Deed from Opendoor Property J LLC, a Delaware limited liability company, of record in Instrument No. 20220124-0008415, in the Register's Office of Davidson County, Tennessee, dated January 12, 2022, and recorded on January 24, 2022.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 6112 S Riverbend Drive, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, 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.

Effective the 29th day of May, 2025.

Ashley Lynn Russell
Ashley Lynn Russell

Samuel Kyle Taylor
Samuel Kyle Taylor

STATE OF Utah
COUNTY OF Utah

On this 29th day of May, 2025, before me personally appeared Ashley Lynn Russell and Samuel Kyle Taylor, 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 (or person's) free act and deed.

Amy L. Sullivan
Notary Public
My Commission Expires: 4/18/2027

AMY L SULLIVAN
Notary Public - State of Utah
Comm. No. 730693
My Commission Expires on
Apr 18, 2027

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

File No.: 2025-0461
Warranty Deed TN

Certificate of Authenticity

I, Anthony N. Greco, 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 the 29th day of May, 2025.

05/29/2025

Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 29th day of May, 2025.

Notary Public

Commission Expires July 17, 2027

ERNEST D. BENNETT, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027