WARRANTY DEED

S. CHAPEL DRUMMOND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-03-2025

DM-JR-25-142

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
11th Avenue, LLC	**New Owner**	
(NAME) **1213 Folsom St**	(NAME)	**075-08-0A-044 00-CO**
(ADDRESS) **San Francisco, CA 94103**	(ADDRESS)	
(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, **BRENDA DARLENE RUSSELL MOSLEY AND WENDALL WAYNE RUSSELL AND TERRY CHRIS RUSSELL AND RONNIE EUGENE RUSSELL AND CINDY BAKER AND GEORGE RICHARD RUSSELL AND DONNA JANE RUSSELL PUTNAM AND ROSITA RUSSELL MOSLEY AND KELLEY PRUGAR AND KIMBERLY DAWN HALE WILDER AND STEPHEN DANIEL HALE AND MICHAEL RUSSELL AND CHRISTIE RUSSELL AND SUSIE FLEETWOOD AND CONNIE RENEE HALE WALTERS AND LISA GAIL HORTON AND SHARON DARLENE HALE-JACKSON AND DONALD HALE, JR.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **11TH AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Unit No 142, Condominium Plat for Brooke Castle, a Planned Unit Development, as shown on plat of record in Plat Book 6250, Page 627 and Corrected in Book 6680, Page 905 and re-recorded in Book 6727, Page 762, as established by Master Deed of Brook Castle Condominiums of record in Book 6519, Page 747 in the Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Jerry W Russell, a Single Person by Warranty Deed from Aubrey H Johnson, Jr and Wife, Thea Johnson of record in Book 6961, page 191, Register's Office for Davidson County, Tennessee, dated August 25, 1986 and recorded on August 27, 1986

Jerry W Russell died intestate on or about October 10, 2024, unmarried, without issue, his parents having predeceased him, leaving his siblings, Wendell Wayne Russell, Terry Chris Russell, Ronnie Eugene Russell, George Richard Russell, Donna Jane Russell Putnam, Brenda Darlene Russell Mosley, Rosita Russell Mosley, Robert Russell Jr , Joyce A Hale, Jerry Wallace Russell, Peggy J Hale, William M Russell, as his heirs at law

His brother, the said Robert Russell Jr , predeceased him on August 5, 2011 The interest of Robert Russel Jr., vested in his children, Cindy Baker and Kelley Prugar, his sole heirs at law.

His sister, the said Joyce A Hale, predeceased him on November 18, 1977. The interest of Joyce A. Hale vested in her children, Connie Walters, Lisa Horton, Sharon Hale-Jackson and Donald Hale, her sole heirs at law

His sister, the said, Peggy J Hale, predeceased him on July 21,2018. The interest of Peggy J. Hale vested in her children, Kimberly Hale Wilder and Stephen Daniel Hale, her sole heirs at law

His sister, the said Barbara F Frazier predeceased him on November 19, 1997, leaving her daughter, Barbara Yvonne Frazier as her sole heir at law Barbara Yvonne Frazier subsequently died on April 15, 2022, unmarried with no issue

His brother, the said William M Russell predeceased Decedent on June 13, 2021 The interest of William M Russell vested in his children, Micheal Russell, Christie Russell, and Susie Fleetwood, his sole heirs at law

Karen Johnson Davidson County
Batch # 1281451 DEEDWARR
06/04/2025 12 31 25 PM 8 pgs
Fees $43 00 Taxes $377 40

20250604-0043941

See also Affidavits of Heirship being recorded simultaneously herewith in Instrument Numbers 20250604-0043920, 20250604-0043921, 20250604-0043922, 20250604-0043923, 20250604-0043924, 20250604-0043925, 20250604-0043926, 20250604-0043927, 20250604-0043928, 20250604-0043929, 20250604-0043930, 20250604-0043931, Register's Office for Davidson County, Tennessee.

This conveyance is subject to

- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 156, amended in Book 6250, Page 627, Book 6680, Page 905, Book 6727, Page 762, Book 6919, Page 571 and Book 6250 Page 691 , Register's Office for Davidson County, Tennessee
- The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof, also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon, and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Brooke Castle Condominiums Homeowners Association, and recorded in Book 6519, Page 747, Register's Office for Davidson County, Tennessee
- Charter of Brooke Castle Condominiums Homeowner's Association of record in Book 6519, Page 739, amended in Book 7570, Page 312 and Book 7866, Page 374, in the Register's Office for Davidson County, Tennessee
- QuitClaim Deed for common areas to Brooke Castle Condominiums Homeowner's Association of record in Book 6883, Page 759, in the Register's Office for Davidson County, Tennessee
- Easement(s) to Cumberland Water Company, as set forth of record in Book 4106, Page 812 and Book 4106, Page 816, in the Register's Office for Davidson County, Tennessee
- Easement(s) to Metropolitan Government of Nashville of record in Book 6634, Page 229, in the Register's Office for Davidson County, Tennessee
- Easement for retention basin of record in Book 6513, Page 857, in the Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 10007, Page 272 and Correction Book 10093, Page 527, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel
- Subject to rights of others in and to the common areas and/or elements
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **142 Brooke Castle Drive, Hermitage, Tennessee 37076**

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 23rd DAY OF MAY, 2025

Brenda Darlene Russell Mosley

Wendall Wayne Russell

Terry Chris Russell

Ronnie Eugene Russell by Brenda Mosley as Attorney-on-Fact

Cindy Baker

George Richard Russell

Donna Jane Russell Putnam by Brenda Mosley as Attorney-on-Fact

Rosita Russell Mosley

Kelley Prugar

Kimberly Dawn Hale Wilder by Brenda Mosley as Attorney-on-Fact

Stephen Daniel Hale by Brenda Mosley as Attorney-in-Fact

Michael Russell

Christie Russell

Susie Fleetwood by Brenda Mosley as Attorney-on-Fact

Connie Renee Hale Walters by Brenda Mosley as Attorney-on-Fact

Lisa Gail Horton by Brenda Mosley as Attorney-on-Fact

Sharon Darlene Hale-Jackson by Brenda Mosley as Attorney-on-Fact

Donald Hale, Jr by Brenda Mosley as Attorney-on-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA DARLENE RUSSELL MOSLEY, ~~the within~~ named bargainor, 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 the 16 of May, 2025

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WENDALL WAYNE RUSSELL, the within named bargainor, 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 the 16 of May, 2025

Notary Public
My Commission Expires _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

TATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY CHRIS RUSSELL, the within named bargainor, 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 the 16 of May, 2025

Notary Public
My Commission Expires _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA MOSLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of RONNIE EUGENE RUSSELL, and who acknowledged he/she/they executed the same as the free act and deed of the said

Witness my hand and official seal, this the 16 of May, 2025

Notary Public
My Commission Expires _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CINDY BAKER, the within named bargainor, 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 the 16 of May, 2025

Notary Public
My Commission Expires _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE RICHARD RUSSELL, the within named bargainor, 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 the 14 of May, 2025.

Notary Public
My Commission Expires _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA MOSLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of DONNA JANE RUSSELL PUTNAM, and who acknowledged he/she/they executed the same as the free act and deed of the said

Witness my hand and official seal, this the 16 of May, 2025.

Notary Public
My Commission Expires _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROSITA RUSSELL MOSLEY, the within named bargainor, 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 the 16 of May, 2025.

Notary Public
My Commission Expires _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLEY PRUGAR, the within named bargainor, 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 the 16 of May, 2025

Notary Public
My Commission Expires _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA MOSLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of KIMBERLY DAWN HALE WILDER, and who acknowledged he/she/they executed the same as the free act and deed of the said

Witness my hand and official seal, this the 23 of May, 2025

Notary Public
My Commission Expires _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA MOSLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of STEPHEN DANIEL HALE, and who acknowledged he/she/they executed the same as the free act and deed of the said

Witness my hand and official seal, this the 23 of May, 2025

Notary Public
My Commission Expires _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL RUSSELL, the within named bargainor, 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 the 16 of May, 2025

Notary Public
My Commission Expires _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTIE RUSSELL, the within named bargainor, 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 the 19 of May, 2025

Notary Public
My Commission Expires 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA MOSLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of SUSIE FLEETWOOD, and who acknowledged he/she/they executed the same as the free act and deed of the said

Witness my hand and official seal, this the 23 of May, 2025

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA MOSLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of CONNIE RENEE HALE WALTERS, and who acknowledged he/she/they executed the same as the free act and deed of the said

Witness my hand and official seal, this the 23 of May, 2025.

Notary Public
My Commission Expires. _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA MOSLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of LISA GAIL HORTON, and who acknowledged he/she/they executed the same as the free act and deed of the said

Witness my hand and official seal, this the 23 of May, 2025

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA MOSLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of SHARON DARLENE HALE-JACKSON, and who acknowledged he/she/they executed the same as the free act and deed of the said

Witness my hand and official seal, this the 23 of May, 2025

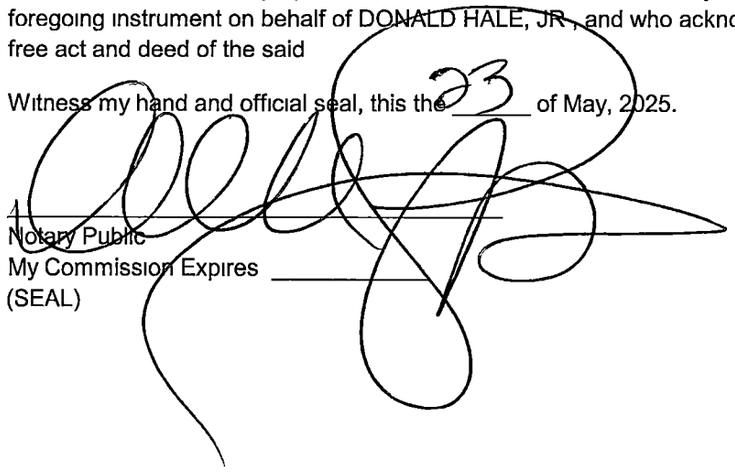
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA MOSLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of DONALD HALE, JR., and who acknowledged he/she/they executed the same as the free act and deed of the said

Witness my hand and official seal, this the 23 of May, 2025.





Notary Public
My Commission Expires _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212