Karen Johnson Davidson County
Batch# 1284831 DEEDWARR
06/16/2025 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20250616-0046942

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 250551116**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $850,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of June, 2025.

Notary Public
My Commission Expires: 9-21-27

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Douglas Michael Russo and Olga Serrano Perez | Primis Mortgage Company | Tax Parcel ID No. |
| 1120 Banbury Lane | 5535 Currituck Dr | 172 09 0A 240.00 |
| Brentwood TN 37027 | Ste 120 | |
| | Wilmington, NC 28403 | |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth J. Tonks, Trustee of A.R. Tonks Living Trust and Melissa A. Cook, Trustee of Charlotte Tonks Living Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Douglas Michael Russo and Olga Serrano Perez, a married couple**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 189 on the PLAN OF SECTION FIVE B, BANBURY CROSSING, (A PLANNED UNIT DEVELOPMENT) of record in Plat Instrument No. 20040618-0072253, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to A. Ronald Tonks, Trustee, or his successors in trust under the revocable A. Ronald Tonks Living Trust, dated January 25, 2006, and any amendments thereto, as to an undivided 75% interest, and Charlotte C. Tonks, Trustee, or her successors in trust, under the revocable Charlotte C. Tonks Living Trust, dated January 25, 2006, and any amendments thereto, as to an undivided 25% interest, by Warranty Deed from A. Ronald Tonks And Charlotte Tonks, of record in Instrument No. 20060207-0014833 and Corrected in Instrument No. 20150915-0093322, in the Register's Office of Davidson County, Tennessee, dated September 9, 2015 and recorded on September 15, 2015.

Being the same property conveyed to A. Ronald Tonks and wife, Charlotte Tonks, by Warranty Deed from The Jones Company of Tennessee LLC, a Missouri Limited Liability Company, of record in Instrument No. 20050511-0053246, as Re-recorded in Instrument No. 20050523-0057610, in the Register's Office of Davidson County, Tennessee, dated April 29, 2005 and recorded on May 11, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FIVE B, BANBURY CROSSING, (A PLANNED UNIT DEVELOPMENT), as recorded in Plat Instrument No.20040618-0072253.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4148, Page 75, Book 10369, Page 48, Book 10962,Page 516, Book 11218, Page 180, Instrument Nos. 20010523-0053234, 20030728-0105031, and 20051020-0126681.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 4148, Page 75.

Covenants, Conditions and Restrictions as set forth in Tree Preservation Restriction recorded in Instrument No. 20041006-0120756.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20000111-0004044.

Charter for Banbury Crossing Homeowners Association, Inc., of record in Book 11187, Page 575. By-Laws of Banbury Crossing Homeowners Association, Inc., of record in Instrument No. 20020610-0070239 and Amended in Instrument No. 20250109-0002056.

HOA Quit Claim Deed to Banbury Crossing Homeowners Association, Inc., of record in Instrument No. 20190329-0028382.

This is improved property located at 1120 Banbury Lane Brentwood TN 37027

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 ~~13th~~ 12 th day of June, 2025.

A.R. Tonks Living Trust

By: _____, TRUSTEE
Kenneth J. Tonks, Trustee

STATE OF Kentucky
COUNTY OF Fayette

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kennth J. Tonks, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of A.R. Tonks Living Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 12th day of June, 2025.

Rebecca Peyyala
Notary Public

REBECCA PEYYALA NOTARY PUBLIC STATE AT LARGE, KENTUCKY ID # KYNP49045 COMM EXPIRES 04/14/2028

Charlotte Tonks Living Trust

By: Melissa A. Cook, trustee
Melissa A. Cook, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melissa A. Cook, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of Charlotte Tonks Living Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 13th day of June, 2025.

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Notary Public

**TRUE COPY CERTIFICATION**

I, R. Houston Akin, Tennessee BPR No. 033818, 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 June 13, 2025.

June 13, 2025
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

**State of Tennessee** )
**County of Davidson** )

Sworn and subscribed before me on this 13 day of June, 2025.

Notary Public:

My Commission Expires: 7.6.26