**NEW OWNER:**
Benjamin J. Russell
444 Elmington Ave, Apt 706
Nashville, TN 37205

**SEND TAX BILLS TO:**

New Owner

**THIS INSTRUMENT PREPARED BY:**

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

**FILE NO:** 25-160

**MAP & PARCEL**
**072-07-0-382**

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1285665 DEEDWARR
06/18/2025 11:35:30 AM 4 pgs
Fees: $23.00 Taxes: $3,588.63
20250618-0048048

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **NINE HUNDRED SIXTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($969,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Carly Waddell, an unmarried woman** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Benjamin J. Russell, an unmarried man** ("Grantee "), his successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Minor Plat, A Re-Subdivision of Portions of Lots 34 & 35, Noel Inglewood Place of record in Plat at Instrument No. 20141105-0102085, 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 Carly Waddell and Evan Bass, wife and husband by Warranty Deed from Matthew Edward Ryan Mcfarland and Sarah Lovett, Joint Tenants with Common Law rights of Survivorship dated November 19, 2020 and recorded on December 01, 2020 of recorded in Instrument No 20201201-0139535, in the Register's Office of Davidson County, Tennessee.**

**Being also known as 1145 Kirkland Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 9th day of June, 2025.

Carly Waddell by: Todd Tessler, her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Carly Waddell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of June, 2025.

Leah Lankford

NOTARY PUBLIC

My commission expires: 7/2/25

LEAH LANKFORD
STATE OF TENNESSEE
NOTARY PUBLIC
SMITH COUNTY
MY COMMISSION EXPIRES JULY 02, 2025

**********

The actual consideration or value, whichever is greater, for this transfer is $ **969,900.00**.

Benjamin J. Russell

AFFIANT

Sworn to and subscribed to before me this 9th day of June, 2025.

NOTARY PUBLIC

My commission expires: 2-12-29 ST

SUSAN TATMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

## Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 18th, 2025.

Affiant Signature

June 18th, 2025

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me on this 18th day of June, 2025.

Notary Signature

My Commission Expires: 06-28-25

NOTARY'S SEAL:

