Karen Johnson Davidson County
Batch# 1291776 DEEDWARR
06/30/2025 12:52:30 PM 4 pgs
Fees: $23.00 Taxes: $1,757.50
20250630-0051404

Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Joshua B Russell, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto Mario C Valentini, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County, Tennessee, with same being more particularly described as follows, to-wit:

Land in the 10th Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated May 21, 2020, and known as Job No. 200096 as follows:
Beginning at an iron pin set in the southerly margin of Lickton Pike and being the northwesterly corner of property conveyed to C.S.X. Railroad; thence leaving the right of way and along the C.S.X. Railroad property for the next seven calls: S 06°38'43" E a distance of 415.37' to an iron pin set; thence S 87°16'15" W a distance of 125.12' to a fence corner; thence S 06°54'14" E a distance of 87.37' to an iron pin set in the fence line; thence S 08° 40'28" E a distance of 149.91' to a marked 6 inch Hackberry tree; thence S 09°57'24" E a distance of 126.85' to a marked 14 inch Hackberry tree; thence S 12°04'37" E a distance of 216.13' to a marked 6 inch Hackberry tree; thence S 13°52'47" E a distance of 110.58' to a nail at the fence corner and being the northeasterly corner of Thomas H. Luton property (DB 6353, PG 405); thence continuing along Luton property for the next two calls: N 82°00'01" W a distance of 583.08' to an existing iron pin at the fence corner; thence S 41°41'20" W a distance of 433.45' to a concrete monument and being the northwesterly corner of Lot 82 of Connell Estates, Section 3 (Book 3600, PG 31); thence continuing with the line of Lot 82 of Connell Estates Section 3 S 10°42'43" W a distance of 313.06' to an iron pin set in the property line; thence leaving Lot 82 and severing the property of Joshua Russell (Inst# 202008060087333) for the next three calls: N 26°07'27" W a distance of 83.40' to an iron pin set; thence N 10°42'43" E a distance of 362.49' to an iron pin set; thence N 25°41'55" W a distance of 624.44' to an iron pin set in the center of a gravel driveway and on the line of E.L. Bennett, etux property (DB 3338, PG 175); thence continuing with the gravel driveway for the next three calls: N 61°38'10" E a distance of 115.38' to an iron pin set in the center of the gravel driveway; thence N 64°39'20" E a distance of 162.67' to an iron pin set in the center of the gravel driveway and passing the southwesterly corner of Nancy E. Bennett Property (DB 11227, PG 88); thence continuing with Bennett N 58°03'00" E a distance of 67.15' to an iron pin set in the center of the gravel driveway; thence leaving the gravel driveway and Nancy E. Bennett property N 61°05'25" E a distance of 83.59' to an iron pin set in the severed line of Russell property; thence continuing with the new line of Russell for the next six calls: N 68° 18'23" E a distance of 420.56' to an iron pin set; thence N 70°24'10" E a distance of 44.14' to an iron pin set; thence N 63°54'59" E a distance of 97.07' to an iron pin set; thence N 57° 48'51" E a distance of 83.14' to an iron pin set; thence N 02°37'01" E a distance of 84.34' to an iron pin set; thence N 11°14'43" W a distance of 136.61' to an iron pin set in the southerly margin of Lickton Pike; thence along the right of way for the next two calls and with a curve turning to the left with an arc length of 54.16', with a radius of 590.87', with a chord bearing of S 79°52'33" E, with a chord length of 54.15',thence with a curve to an iron pin set; thence S 83°38'29" E a distance of 115.72' to a the point of beginning and having an area of 790606.2 square feet, 18.15 acres +/-

Property subject to a 50' Ingress / Egress and Utility Easement with the description as follows:

Beginning at an iron pin found in the northerly margin of Isaac Drive and being the southwesterly corner of Lot 82 of Connell Estates, Section 3 (BK 3600, PG 31); thence with the right of way margin N 86°43'54" W a distance of 50.00' to an iron pin set and being the southwesterly corner of Joshua Russell Property (Inst# 202008060087333); thence severing the line of Russell continuing along the new line N 10°25'28" E a distance of 83.96' to an iron pin set; thence S 26°07'27" E a distance of 83.40' to an iron pin set; thence S 10°42'43" W a distance of 10.74' to the point of beginning and having an area of 2351.1 square feet, 0.05 acres +/-.

This is the same property designated as Map 018, Parcel 010.00 in the Tax Assessor's Office in Davidson County Tennessee.

Being the remainder of the same property conveyed to Joshua Russell by Warranty Deed from Barbara Dildy, filed of record August 6, 2020, in Instrument# 20200806-0087333, in the Registers Office for Davidson County, Tennessee.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record **[*INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING*:** Subject to Ingress Egress and Utility Easements of record at Instrument Nos. 20090407-0031527, 20090407-0031528 and 20200806-0087332; subject to Joint Driveway Easement for ingress and egress and Maintenance Agreement of record at Instrument No. 20160713-0071635, and at Instrument No. 20201110-0132722; subject to easements of record at Instrument No. 20140114-0003779, Book 8657, Page 475 and Book 9279, Page 274, all in the Register's Office for Davidson County, Tennessee and subject to Joint use of existing concrete driveway. Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2025** property taxes, which the above named Grantee(s) hereby assume(s) and agree (s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS, my Hand and Seal this 26th day of June, 2025.

Joshua B Russell

State of Tennessee
County of Sumner

On this the 26th day of June, 2025, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joshua B Russell to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Notary Public

My Commission Expires: 9-22-2027

ASHLEY HUNTER
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $475,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SWORN TO AND SUBSCRIBED before me, this the 26th day of June, 2025.



Ashley Hunter
Notary Public

My Commission Expires: 9 22 2027

MAIL TAX BILLS AND DEED TO:

Mario C Valentini
820 Templeton Dr
Nashville, TN 37205

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
Mario C Valentini
431 Isaac Dr.
Goodlettsville, TN 37072

File No.: 2516608

Tennessee Certification of Electronic Document

I, Jessica Hunter, 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 6.26.25 (date of document).

Affiant Signature

6.27.25
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 27 day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 9.22.2027

NOTARY'S SEAL

