WARRANTY DEED

Karen Johnson Davidson County
Batch# 1294182 DEEDWARR
07/07/2025 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20250707-0053001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-23-27
(AFFIX SEAL)

Angelia Swanson Notary Public State of Tennessee Williamson County

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-0851

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Kelley Maria Williams	Wilson Bank & Trust ~~Kelley Maria Williams~~	034-03-0B-807.00-CO
(NAME) 807 Churchill Crossing	(NAME) 207 Legends Drive ~~807 Churchill Crossing~~	
(ADDRESS) Madison TN 37115	(ADDRESS) Lebanon TN 37087 ~~Madison TN 37115~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty Thousand And No/100 Dollars ($220,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARY RUSS,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELLEY MARIA WILLIAMS, AN UNMARRIED PERSON,** HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 807, Phase 4, Building 8, Churchill Crossing Condominiums, a Horizontal Property Regime, established by the Master Deed of record in Book 7792, Page 915, as amended in Book 7804, Page 616, and Book 7845, Page 540, Book 10635, Page 110 and Book 10996, Page 199 and Instrument No. 20050829-0103075, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary Russ, an unmarried woman by Warranty Deed from Emil Mircea and Valentina D. Mircea, husband and wife of record in Instrument No. 20220228-0022538, in the Register's Office for Davidson County, Tennessee, dated February 16, 2022 and recorded on February 28, 2022.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable.
Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable.

Said property is not now, nor has it ever been Grantor's primary marital residence.

unimproved ☐
This is improved ☑ property, known as 807 Churchill Crossing, Madison, TN 37115
(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.

Witness our hands this 30th day of June, 2025.

Mary Russ

Mary Russ

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Mary Russ, 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 at office, this 30th day of ~~July~~ June, 2025.

Notary Public

My commission expires: 3-13-27

(SEAL)

Amelia Swanson State of Tennessee Notary Public Williamson County

True Copy Certification

I, Yvette Meldrum, 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 30, 2025.

Affiant Signature

June 30, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30th of June 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-13-27

Amelia Swanson State of Tennessee Notary Public Williamson County