Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd , #165
Nashville, TN 37215

39-B
File #25-1001

Karen Johnson
Batch # 1305040
08/01/2025 12 27 06 PM
Fees $13 00 Taxes $3,607 50

Davidson County
DEEDWARR
2 pgs

20250801-0061179

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lloyd O. Russell, Jr., Trustee of the Lloyd O. Russell Jr. Revocable Living Trust Agreement dated August 9, 2023**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **2305 Booker, LLC, a Tennessee limited liability company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, described more fully as follows: BEING Lots Nos. 1 and 2 on the Subdivision Plan of Lots Nos. 8, 9 and 10 of Boyd McNairy Tract, of record in Plat Book 21, Page 93 (erroneously referenced as Page 92), Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Soghra Karshenas, unmarried by Warranty Deed from P.K. Najafabadi of record in Book 10482, page 40, Register's Office for Davidson County, Tennessee, dated June 4, 1997 and recorded on June 5, 1997. (conveyance amount $35,200.00)

Being the same property conveyed to Lloyd Russell, unmarried, by Warranty Deed from Soghra Karshenas, unmarried, of record in Book 10580, page 560, Register's Office for Davidson County, Tennessee, dated August 22, 1997 and recorded on August 25, 1997.

Being the same property conveyed to Lloyd O. Russell, Jr., Trustee of the Lloyd O. Russell Jr. Revocable Living Trust Agreement dated August 9, 2023 by Quitclaim Deed from Lloyd O. Russell of record in Instrument No. 20230815-0063297, Register's Office for Davidson County, Tennessee, dated August 9, 2023 and recorded on August 15, 2023.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2305 Booker Street, Nashville, TN 37208.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
2305 Booker, LLC	NEW OWNER	092-07-0-253.00

WITNESS THE EXECUTION HEREOF this 30th day of July, 2025.

Lloyd O. Russell, Jr. Revocable Living Trust Agreement dated August 9, 2023

Lloyd O. Russell Jr., Trustee

By: Lloyd O. Russell, Jr. Trustee

State of Tennessee)
County of Davidson)

On this 30th day of July, 2025, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Lloyd O. Russell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Trustee of the maker, Lloyd O. Russell, Jr. Revocable Living Trust Agreement dated August 9, 2023, that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf **of Lloyd O. Russell, Jr. Revocable Living Trust Agreement dated August 9, 2023**, as Trustee.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 975,000.00.**

Affiant

Sworn and subscribed before me on this the 31st day of July, 2025.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON