RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1313042 DEEDWARR
08/21/2025 10 28 12 AM 2 pgs
Fees $13 00 Taxes $5,790 50
20250821-0066954

File No BC-25-415

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,565,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2025

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL) 11-8-27

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Gina G Russo and Morgan Shelton-Watts	Owner	
(NAME) 1404 Franklin Avenue	(NAME)	083-05-0-370 00
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TIMOTHY BARTLETT AND JAMIE WENKE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GINA G. RUSSO AND MORGAN SHELTON-WATTS, WIFE AND HUSBAND**, 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 situated in Davidson County, TN:

Being the East 26.8 feet of Lot No. 4 and the West 22.8 feet of Lot No. 3, Block 1 on the corrected Plan of T.P. Weakley's Subdivision, as shown on Plan of record in Plat Book 421, Page 50, in the Register's Office of Davidson County, TN, to which Plan reference is hereby made for a more particular description of said property.

Said parts of said lots No. 3 and 4 adjoin and front together 48.6 feet on the Southerly side of Seymore, formerly Franklin Avenue, and run back between parallel lines to an alley.

Being the same property conveyed to Timothy M. Bartlett and Jamie Wenke, husband and wife by Warranty Deed from Andrew C. Brandon, an Unmarried man of record in Instrument No. 20210125-0010313 Register's Office for Davidson County, Tennessee, dated January 21, 2021 and recorded on January 25, 2021.

This is property more commonly known as 1404 Franklin Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 15th day of August, 2025.

Timothy Bartlett

Jamie Wenke by _____, her Attorney-in-Fact

Jamie Wenke by Timothy Bartlett, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of August, 2025, before me personally appeared Timothy Bartlett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of August, 2025.

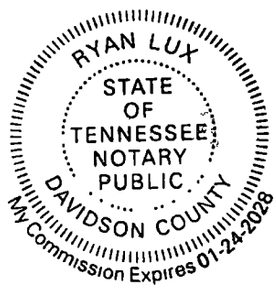


Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Jamie Wenke**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for **Timothy Bartlett,** and that this instrument was executed on behalf of the said **Timothy Bartlett** for the purposes therein contained pursuant to a Durable Specific Limited Power of Attorney being recorded simultaneously herewith at Instrument No 20250821-0066, in Register's Office for Davidson County, Tennessee 1953

Witness my hand, at office, this 15th day of August, 2025.



Notary Signature
My commission expires: