This instrument prepared by
Joseph M Sparkman, Jr 15667
Sparkman Law, P C
6900 Cobblestone Blvd
Southaven, MS 38672
662 349-6900
File# 250923

Karen Johnson
Batch # 1348253
11/20/2025 11 03 14 AM
Fees $13 00 Taxes $1,924 00
Davidson County
DEEDWARR
2 pgs
20251120-0092693

WARRANTY DEED

THIS INSTRUMENT, made and entered into this 18th day of November, 2025, by and between Randal Gary Russom and wife, Kerry Lane Russom (hereinafter referred to as "Grantor") and Kassie Russom, a single person (hereinafter referred to as "Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee all of Grantor's right, title and interest in and to the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

> Lot 73, as shown on the map entitled The Woodlands, Phase 1, Section 1, of record in Book 6900, Pages 498 and 499, in the Register's office of Davidson County, Tennessee to which plat reference is made for a more particular description of said property

The above described property is improved property having a physical street address of 1113 Elmshade Court, Nashville, TN 37211-7423.

Source of Grantor's equitable interest is a Warranty Deed recorded as Instrument 20250422-0030781 dated April 16, 2025 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its heirs, successors and assigns in fee simple forever.

Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey same; that the same is unencumbered, EXCEPT for 2026 real property taxes, and subdivision restrictions, building lines, covenants, conditions, liens, easements, restrictions, storm water detention agreement and other matters of record in the office of the Davidson County Register, to include, but not be limited to: Book 6900, Page 498 & 499; Book 7334, Page 109, as amended in Book 7408, Page 250; Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390 and Book 8634, Page 224, as re-recorded in Book 8643, Page 675; and Book 7336, Page 3; and that the title and quiet possession thereto it will warrant and forever defend against claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first written above.

Randal Gary Russom

Kerry Lane Russom

State of Mississippi
County of DeSoto

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 18th day of November, 2025, within my jurisdiction, the within named Randal Gary Russom and wife, Kerry Lane Russom, who acknowledged that he/she/they executed the above and foregoing instrument.

Notary Public

My Commission Expires:

STATE OF MISSISSIPPI NOTARY PUBLIC ID# 27686 JOSEPH M. SPARKMAN JR. Commission Expires Sept. 29, 2029 DESOTO COUNTY

(For Recording Data Only)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $520,000.00.

Affiant

Subscribed and sworn to before me this the 18th day of November, 2025.

Notary Public

My Commission Expires:

STATE OF MISSISSIPPI NOTARY PUBLIC ID# 27686 JOSEPH M. SPARKMAN JR. Commission Expires Sept. 29, 2029 DESOTO COUNTY

Name and Address of New Owner is: Kassie Russom
1113 Elmshade Court
Nashville, TN 37211-7423

Name and Address of Party Responsible for Payment of Real Property Taxes: Kassie Russom
1113 Elmshade Court
Nashville, TN 37211-7423

Tax Map Parcel Number: 172-03-0A-73.00