202604270036374

Karen Johnson Davidson County
Batch# 1411784 DEEDWARR
04/27/2026 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,254.30
20260427-0036374

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
117 Saundersville Road, Ste. 201
Hendersonville, TN 37075

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$339,000.00**.

Affiant

Subscribed and sworn to before me, this **29th day of April, 2026.**

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My commission expires: 6·29·27

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Travis Shane Russell **239 S Downs Circle** **Goodlettsville, TN 37072**	**Rocket Mortgage, LLC** **1050 Woodward Avenue** **Detroit, MI 48226**	**025-08-0A-065.00-CO** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Graceshous Shearon, an unmarried woman, and Erica Jenkins, an unmarried person, as tenants in common**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Travis Shane Russell, a single man**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 65, on the Final Plat, Parkview Preserve, Phase 1A, Revision of Lots 58 – 68, of record in Instrument No. 20200320-0030811, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **239 S Downs Circle, Goodlettsville, TN 37072**.

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 in 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 my/our hand(s) this **29th day of April, 2026.**

Graceshous Shearon

Erica Jenkins

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 29th day of April, 2026, before me personally appeared Graceshous Shearon and Erica Jenkins, 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 29th day of April, 2026.

Notary Signature
My commission expires: 11-5-2029

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 __**04/29/2026**_____ (**date of document**).

_____
Affiant Signature

_____**04/29/2026**_____
_ **Date**

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this
29th day of
April, 2026

_____
Notary's Signature
My Commission Expires:_____

