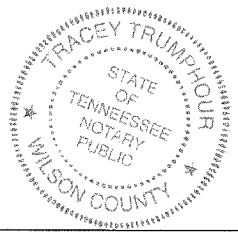
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Tammy Leigh Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 1.31.29

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1412284 DEEDWARR
04/28/2026 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $185.00
20260428-0037448

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tammy Leigh Russell		053-16-0-142.00
(NAME)	(NAME)	
261 A Zachary Rd.	SAME	
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37090		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **James William Allen, a single man,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Tammy Leigh Russell and Brandon Lloyd Russell, wife and husband,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the City of Lakewood, 4th Civil District of Davidson County, Tennessee and beginning at an iron pin in the margin of Pitts Avenue at the corner of the lot owned by the grantees herein, the same being the northeast corner of the grantors property. Continuing north 66° 22' west 75 feet to another iron pin in the margin of Pitts Avenue; thence south 17° 22' west 116 feet to an iron pin; thence south 63° 21' east 76 feet to an iron pin in the line between the property of the grantors and the grantees; thence north 17° 22' east 120 feet to the point of, beginning.

Being the same property conveyed to James F. Allen and wife, Daphine Allen by Deed from Albert H. Woodard and wife, Alta Lois Woodard, dated 05/16/1979, of record in Book 5460, Page 799, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James William Allen and wife Frances Allen by Quit Claim Deed from James F. Allen and wife, Daphine Allen, dated 06/08/1983, of record in Book6075, Page 446, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James William Allen by Quit Claim Deed from Frances Allen, dated 02/26/1985, of record in Book 6501, Page 490, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 328 Pitts Avenue, Old Hickory, TN 37138
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 28th day of April, 2026.

James William Allen

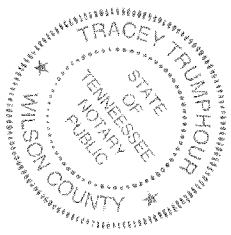
State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James William Allen, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of April, 2026.

Notary Public:
My Commission Expires: 1.31.29

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122



CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 April 28, 2026.

Lissa Groom
Affiant
Date: April 28, 2026

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 28 day of April, 2026

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON