WARRANTY DEED

Karen Johnson Davidson County
Batch# 1419958 DEEDWARR
05/13/2026 02:15:30 PM 4 pgs
Fees: $23.00 Taxes: $1,324.60
20260513-0043183

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2026.

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2026-GTE-169

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John Jeffries Russell, Jr.	Same as new owner	028 00 0 171.00
(NAME) 4603 Grays Point Road	(NAME)	
(ADDRESS) Joelton, TN 37080	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Peter Jacob Teselsky and Morgan Green, husband and wife** (the "**Grantors**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **John Jeffries Russell, Jr., a single person** (the "**Grantee**), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 4603 Grays Point Road, Joelton, TN 37080.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns, in fee simple forever.

Grantors covenants with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and have a good right to convey the Property. Grantors further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, his heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 11th day of May, 2026.

GRANTORS:

Peter Jacob Teselsky

Morgan Green

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Peter Jacob Teselsky and Morgan Green, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 11th day of May, 2026.

Notary Public

My Commission Expires: 5-8-2029

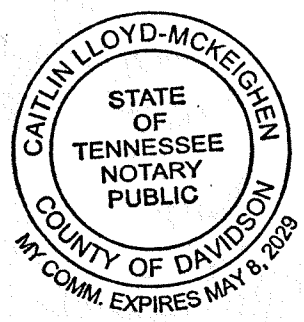


EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, Being a tract of land in the 1st Council District of Davidson County Tennessee, and portions of that property conveyed to William Yearwood DB-20171108 0115250 and QCD-20220111 0003181 R.O.D.C.T. and more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 04/05/21 as follows:

Beginning at a new P.K. nail in the center of Grays Point Road, said P.K. being the most northwest corner of the parent parcel, and being the most northwest corner of herein described tract; Thence with center of Grays Point Road for the next 2 calls: S 84°06'16"E 125.94 feet to a point; Thence S 81°58'18"E 136.79 feet to a set P.K. nail, said P.K. nail being a common corner to Pope Map 28, PCL 74.00 T.A.O.D.C.T .; Thence now leaving the center of the road with said Pope passing through an iron pipe S 09°34'31"W 25.00 feet continuing 828.82 feet to an existing iron pin, said pin being a common corner to Tract 2 of the same survey; Thence now leaving said Pope with Tract 2 N 40°14'23"W 661.59 feet to an existing iron pin, said pin being a common corner to said Clouse (Map 28, Parcel 54.00); Thence with said Clouse for the next 2 calls: N 88°25'55"E 247.03 feet to an existing iron pin; Thence N 09°40'52"E 342.40 feet to the point of beginning containing 5.00 acres.

Being the same property conveyed to Peter Jacob Teselsky, an unmarried man, by Warranty Deed from William I. Yearwood and Kelley M. Yearwood, husband and wife, of record in Instrument No. 20240404-0024086, in the Register's Office of Davidson County, Tennessee, dated March 27, 2024 and recorded on April 04, 2024.

Being the same property conveyed to Peter Jacob Teselsky and Morgan Green, as tenants in common, by Quitclaim Deed from Peter Jacob Teselsky, of record in Instrument No. 20240426-0030302, in the Register's Office of Davidson County, Tennessee, dated April 24, 2024 and recorded on April 26, 2024.

Certificate of Authenticity

I, Danielle Watson, 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 5/11/26.

Date

Affiant Signature

5/11/26

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 11 day of May, 2026.

Notary's Signature

My Commission Expires: —

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029