WARRANTY DEED

Karen Johnson Davidson County
Batch # 1438668 DEEDWARR
06/26/2026 03:06:35 PM 2 pgs
Fees: $13.00 Taxes: $5,920.00

20260626-0058162

File #26-TL-0903-C

(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF June, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kristen Carson and Brian Alford	SAME AS NEW OWNER	
(NAME)	(NAME)	**082 16 0 105.00**
903 Russell Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 consideration, the receipt of which is hereby acknowledged,

JEREMY ODOM AND CLAUDIA ODOM, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

KRISTEN CARSON AND BRIAN ALFORD, WIFE AND HUSBAND,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of RESUBDIVISION OF LOTS 43, 44 AND 45, BARROWS ADDITION TO EDGEFIELD, of record in Plat Instrument No. 20120123-0005892, in the Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeremy Odom and Claudia Odom, husband and wife, by Warranty deed from Jon R. Cole and wife, Susan J. Cole and Lori J. Benton now known as Lori J. Shelly, a married women, of record in Instrument No. 20171004-0101902, in the Register's Office of Davidson County, Tennessee, dated October 03, 2017 and recorded on October 04, 2017.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lots 43, 44 and 45, Barrows Addition to Edgefield, as recorded in Plat Instrument No. 20120123-0005892.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Barrows Addition to Edgefield, now East Nashville, as recorded in Plat Book 1, Page 13.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20051227-0153963.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **903 Russell Street, Nashville, TN 37206**.

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), their heirs and 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), 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 the 23 day of June, 2026.

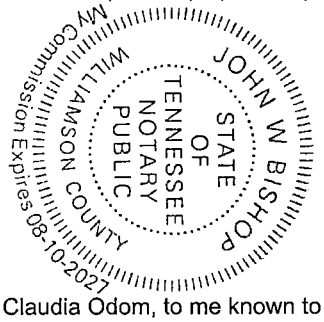
Jeremy Odom

Claudia Odom

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23 day of June, 2026, before me personally appeared Jeremy Odom, 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 23 day of June, 2026.

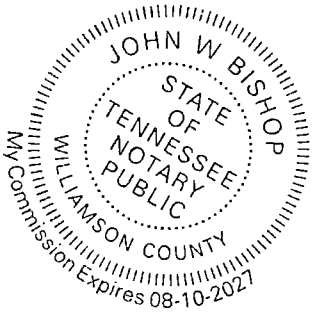


Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23 day of June, 2026, before me personally appeared Claudia Odom, 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 23 day of June, 2026.



Notary Signature
My commission expires:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-C-26-903