Karen Johnson Davidson County
Batch# 1452046 DEEDWARR
07/28/2026 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20260728-0068434

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
2615 MEDICAL CENTER PKWY., STE. 1560
MURFREESBORO, TN 37129
VT260600040

WARRANTY DEED

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$630,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 27th day of July, 2026

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 2615 MEDICAL CENTER PKWY, STE. 1560, MURFREESBORO, TN 37129

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Hudson Dorough and Madeline Dorough **1707 Russell St.** **Nashville, TN 37206**	**New Owner**	**083-14-0-060.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John Arney and Gwendolyn Arney, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher Hudson Dorough and Madeline Dorough, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the westerly 35 feet of Lot No. 93 and the easterly 20 feet of Lot No. 94 on the unrecorded plan of part of the Priest Home Place, described together as follows:

Said parts of Lots Nos. 93 and 94 front 55 feet on the northerly side of Russell Street, and run back between parallel lines parallel with and 155 feet easterly from the easterly margin of 17th Street, 160 feet to a dead line.

BEING the same property conveyed to John Arney and Gwendolyn Arney, husband and wife, by Warranty Deed from David N. Page, a single person, dated 3/25/2019 and recorded 3/27/2019 in Instrument No. 20190327-0027437, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1707 Russell St., 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 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 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 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 our hands this 27th day of July, 2026.

John Arney

Gwendolyn Arney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashvill, Tennessee, this 27th day of July, 2026.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-16-2029

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Alli Pinkston, 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 **July 27, 2026**.

Date

Alli P

Affiant Signature

7/27/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **27** day of **July**, 20____.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County