WARRANTY DEED

Karen Johnson Davidson County
Batch# 1464419 DEEDWARR
08/26/2026 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,225.07
20260826-0079032

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th day of August, 2026.

KATHERINE LEE ROBERTSON COUNTY, TENN. Notary Public At Large

Notary Public

My Commission Expires: 8/24/27

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Lynn Patton, Teresa Nuckols, and Annette Poirrier	New Owner	029-00-0-147.00
5664 Eatons Creek Road	5660 Eatons Creek Rd	
Nashville, TN 37080	Nashville TN 37080	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Kenneth Russell, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lynn Patton, Teresa Nuckols, and Annette Poirrier, 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:

Situated in the 14th Civil District of Davidson County, Tennessee. BEING Tract "A" on the survey made for Richard Hagey on Eatons Creek Road, said survey being made by Southern Land Surveying Company Inc., dated July 2, 1967, as follows: BEGINNING at a point in the easterly margin of Eatons Creek Road, at the corner of Tracts "A" and "B"; thence with the margin of said Road, North 9°40' West 123.25 feet to a point; thence leaving said Road, North 89° 30' 10" East 1,290..88 feet to a point in the West boundary of Douglas Property; thence with the same, South 3° 30' West 123.25 feet to the common rear corner of Tracts "A" and "B"; thence with the line between same, South 89° 33' 40" West 1,262.5 feet TO THE POINT OF BEGINNING.

Being the same property conveyed to Kenneth E. Russell and Steven Russell from Kenneth E. Russell, by Deed dated December 27, 2002 and as of record in Instrument No. 20021230-0161595, said Register's Office. The said Steven Russell having since died January 30, 2018 leaving Brandon Russell, Ryan Russell and Dalan Russell as his heirs at law. See Affidavit of Heirship of record in Instrument No. 20260812-0074359, said Register's Office. Brandon Russell, Ryan Russell and Dalan Russell quitclaimed their interest in the subject property to Kenneth Russell by Deed of record in Instrument No. 20260812-0074360, said Register's Office.

This conveyance is subject to the following:

Subject to any and all easements and minimum building setback lines of record.

Taxes for the year 2026 are a lien, not yet due and payable and subsequent years.

This is unimproved X improved property, known as 5664 Eatons Creek Road, Nashville, TN 37080

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 my hand this 20th day of August, 2026.

Kenneth Russell

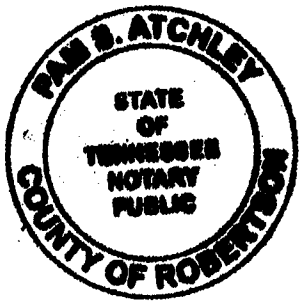
Kenneth Russell

STATE OF TENNESSEE
COUNTY OF CHEATHAM

On this 20th day of August, 2026, before me personally appeared Kenneth Russell, 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 20th day of August, 2026.

Notary Signature
My commission expires:
4-22-29



CERTIFICATE OF AUTHENTICITY

I, Cassie Pulley, 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 8/20/26.

Affiant Signature

Date: 8/20/26

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 20th day of August, 20 26.

Notary Public

My commission expires: 8/24/27

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.