THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 393025 DEEDWARR
04/29/2020 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $982.35
20200429-0044678

ADDRESS NEW OWNER
Austen F. Ono and Elisa B.
Sta. Ana-Ono
3420 Harbor Hill Pl.
Nashville, TN 37214

SEND TAX BILLS TO
Cardinal Financial
3701 Arco Corporate Dr
#200
Charlotte, NC 28273

MAP/PARCEL
108-12-0B-248.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CHRISTOPHER K. ROSS and HANNAH L. ROSS, F/K/A HANNAH L. CLARK, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** ("Grantor" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **AUSTEN F. ONO AND ELISA B. STA. ANA-ONO, HUSBAND AND WIFE** ("Grantee" herein), their successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 43, as shown on the map entitled Harborview-Final Phase, Section Two, of record in Plat Book 9700, Page 708, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHRISTOPHER K. ROSS, UNMARRIED AND HANNAH L. CLARK, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from DEBRA B. WALKER, of record in Instrument No. 20140411-0030705, dated April 9, 2014, said Register's Office.

This is improved property known as: 3420 Harbor Hill Pl., Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2020 and subsequent years real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and

the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 21 day of April, 2020.

CHRISTOPHER K. ROSS

HANNAH L. ROSS, F/K/A HANNAH L. CLARK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Tricia Ball, a Notary Public of the State and County aforesaid, personally appeared **CHRISTOPHER K. ROSS AND HANNAH L. ROSS, F/K/A HANNAH L. CLARK**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 21ST day of April, 2020.

Notary Public

My Commission Expires: 9/7/24

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$265,500.00.**

Sworn to and subscribed before me this 24 day of April, 2020.

Notary Public

My Commission Expires:

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-11-2023

True Copy Certification

I, **Jennifer Pennell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022