WARRANTY DEED

Karen Johnson Davidson County
Batch# 419203 **DEEDWARR**
06/18/2020 12:49:33 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20200618-0064335

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0360

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kristen N. Cole	NEW OWNER	Map: 09800013000
(NAME) 3208 Earhart Road	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($450,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WILLIAM CHARLES ROSS AND WIFE, DAEDRE NELL ROSS,

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

KRISTEN N. COLE, UNMARRIED,

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 the 4th Civil District of Davidson County, Tennessee more particularly described as follows:

Beginning at a point in the center of Earhart Pike, said point being 210.4' northerly along the centerline of Earhart Pike from the northeast corner of a tract conveyed to Annie Sanders Smith by F. E. Smith, Jr., by deed of record in Book 4051, Page 368 Register's Office for Davidson County, Tennessee; thence N. 4 deg. 53' E along the center of Earhart Pike for a distance of 210.4'; thence N. 86 deg. 16' W. 638.2' to an iron pin; thence S. 3 deg. 44' W. 210.0' to an iron pin; thence S. 86 deg. 16' E. 634.1' to the point of beginning, containing 3.05 acres, more or less.

Being the same property conveyed to William Charles Ross and wife, Daedre Nell Ross, by deed from June C. Smith, of record in Instrument No. 20031222-0182022, dated December 19, 2003, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) Water line easement of record in Book 11702, Page 174, said Register's Office; (3) Metro Restrictive Covenants on Detached Structure of record in Instrument No. 20120725-0065323, said Register's Office.

The signature of Daedre Nell Ross is signed by his/her duly appointed Attorney-in-Fact, William Charles Ross, pursuant to the Power of Attorney of record in Instrument 20200618-0064334, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3208 Earhart Road, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 11th day of June, 2020.

William Charles Ross

Daedre Nell Ross by William Charles Ross as Attorney in Fact
Daedre Nell Ross
By: William Charles Ross, as Attorney in Fact

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 William Charles Ross 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 this, 11th day of June, 2020.

My Commission Expires: 5-2-22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named William Charles Ross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Daedre Nell Ross, as his/her Attorney-in-Fact, as the free act and deed of the within named Daedre Nell Ross.

Witness my hand and official seal this 11th day of June, 2020.

My Commission Expires: 5-2-22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY