THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35515-06-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,825,000.00. Affiant Subscribed and sworn to before me this 6th day of July, 2020. Notary Public My Commission Expires:

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner: Nancy Tuck, Trustee 4420 Gerald Place Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 13002013800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jay Hardin Ross and Elisabeth K. Ross, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nancy Tuck, Trustee** of the Ozzie Inc Land Trust ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

dated January 24, 2018

This is improved property located at 4420 Gerald Place, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 453729 DEEDWARR
08/10/2020 12:28:08 PM 3 pgs
Fees: $18.00 Taxes: $10,452.50

20200810-0088728

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of July, 2020.

Jay Hardin Ross

Elisabeth K. Ross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jay Hardin Ross and Elisabeth K. Ross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of July, 2020.

Notary Public

My Commission Expires:

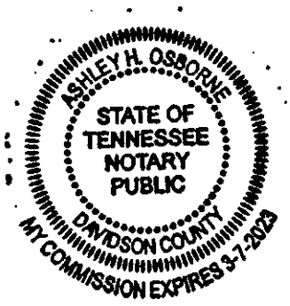


EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 2 on the Final Plat, A Resubdivision of Lots 2,3,4, and 5 of the South Part of Lot 40 Belle Meade First Subdivision, as of record in Instrument No. 20190627-0062510, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jay Hardin Ross and wife, Elisabeth K. Ross by Deed dated June 29, 2007 from E. Brian Brown and wife, Vivian S. Brown of record in Instrument No. 20070702-0078729, Register's Office for Davidson County, Tennessee. By Quitclaim Deed to Create Tenancy In Common dated January 12, 2011 of record in Instrument No. 20110128-0007703, Register's Office for Davidson County, Tennessee, Jay Hardin Ross and Elisabeth K. Ross conveyed subject property to Michael D. Songtag who subsequently conveyed subject property to Jay Hardin Ross and wife, Elisabeth K Ross, as equal tenants in common. Being also the same property conveyed to Jay Hardin Ross and wife, Elizabeth K. Ross, as equal tenants in common by Quitclaim dated August 16, 2019 from Equitable Trust Company, Walter M. Robinson, III, Ann R. Kelly, Emmie Robinson Rick, and Elizabeth Robinson Page as Co-Executors under the Last Will and Testament of Margaret Ann Craig Robinson of record in Instrument No. 20190822-0084692, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee. Map and Parcel No. 13002013800.
2. Belle Meade City taxes for the year 2020, a lien, but not yet due and payable. which have been prorated by the parties and assumed by the Grantee. Map and Parcel No.: 13002013800.
3. Restrictive covenants contained in an instrument of record in Minute Book 31, page 108, Chancery Court for Davidson, County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20190627-0062510, Register's Office for Davidson County, Tennessee.