Karen Johnson Davidson County
Batch# 527994 DEEDWARR
12/09/2020 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20201209-0143493

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 6/19/2023 (AFFIX SEAL)

JENNIFER A HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-19-2023

G-RR-20-206

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Chad A. Meholic	Community Mortgage, LLC	
(NAME)	(NAME)	
206 Farris Avenue	19045 E. Valley View Parkway Ste F	**043-15-0-069.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Independence, MO 64055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JERRY G. GROSS AND WILLIAM T. GROSS, WIFE AND HUSBAND AND SAMUEL GREGG AND JULIE GREGG, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHAD A. MEHOLIC, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 38 and the North 1/2 of Lot No. 37 on the Map of Rock Hill Subdivision, Block "A", described according to a copy of a survey made by Ewell Anderson, Surveyor, dated August 1945, as follows:

Beginning at a point in the West margin of Farris Avenue, at the common corner of Lots 38 and 39; thence Westerly with the line between said lots, 200 feet; thence along the rear line of Lot No. 38 and part of Lot No. 37, Southerly 75 feet to a point, thence Easterly through the center of Lot No. 37, 200 feet to the Westerly margin of Farris Avenue; thence with said Avenue, North 75 feet to the beginning,

Being the same property conveyed to Jerry G. Gross and William T. Gross, wife and husband and Samuel Gregg and Julie Gregg, husband and wife, as Tenants in common with Rights of Survivorship by Warranty deed from Ian M. Gray, a single man, and Rachel C. Short, a single woman of record in Instrument No. 20170628-0064900 Register's Office for Davidson County, Tennessee, dated June 26, 2017 and recorded on June 28, 2017.

This conveyance is subject to:
- Taxes for the year 2021 and sbusequent years, a lien not yet due and payable.
- Row of Farris Avenue.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **206 Farris Avenue, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 30th DAY OF NOVEMBER, 2020.

Jerry G. Gross by Julie Gregg, Attorney in Fact
Jerry G. Gross by Julie Gregg,
Attorney in Fact

William T. Gross by Julie Gregg, Attorney in Fact
William T. Gross by Julie Gregg,
Attorney in Fact

Samuel Gregg

Julie Gregg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julie Gregg, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JERRY G. GROSS AND WILIAM T. GROSS, and who acknowledged he/she/they executed the same as the free act and deed of the said JERRY G. GROSS AND WILLIAM T. GROSS.

Witness my hand and official seal, this the 30th of November, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMUEL GREGG, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 30th of November, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE GREGG, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 30th of November, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Jennifer Hoffman, 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.

Jennifer A Hoffman
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Patti Robitaille, a notary public for this county and state, Jennifer HOFFMAN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Patti Robitaille
Notary's Signature

My Commission Expires: 3/1/2023
Notary' Seal (if on paper)

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY