This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 573931 DEEDWARR
02/12/2021 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,541.05
20210212-0020317

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 416,500.00.

Amy L Adamick
Affiant Signature

Subscribed and sworn to before me on this the 11th Day of February, 2021

Notary Public

My Commission expires 3/17/2024

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-17-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Matthew J. Gross
509 Northcrest Dr.
Nashville, Tennessee 37211

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NUMBER: Tax ID #: 14711010100

WARRANTY DEED

21NT00166

Effective the11th Day of February, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Homage Properties, LLC

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Matthew J. Gross, a single man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 454 on the Plan of Whispering Hills, Section II-C, as of record in Book 2663, Page 66 and 67, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Homage Properties LLC, by \Warranty Deed from Music City Financial, LLC dated 09/19/2019 and recorded 09/25/2019 as Instrument No. 20190925-0097393, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 509 Northcrest Dr, Nashville, TN 37211

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. We do covenant with 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, expect for easements and restrictions appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 11th day of February, 2021

Jennifer Nichols member
Jennifer Nichols, Member

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Jennifer Nichols**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledges herself to be the Member for **Homage Properties, LLC**, the within named bargainor, and that she, as such Member executed the foregoing instrument for the purpose therein contained, by signing the name of **Homage Properties, LLC** by herself as Member. Witness my hand and official seal at office, this the 11th day of February, 2021.

T. Garrison
Notary Public

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My commission expires: 3/22/22

202102120020317

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 DAVIDSON)

On this 4th day of January, 2021, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: March 17, 2024