Karen Johnson Davidson County
Batch# 612774 DEEDWARR
04/12/2021 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20210412-0048218

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#9791-264A

ADDRESS NEW OWNER:
Phillip K. Dahl
1314 Newman Avenue
Nashville, TN 37216

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
NEW OWNER

Parcel ID:
061-15-0-371.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard J. Ross and Mari Lynn Ross, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Phillip K. Dahl, a married man**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being the northwesterly part of Lot No. 264 on the Plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for said County, described according to a copy of a survey made by Ralph W. C. Lambert, Surveyor, dated May 10, 1969, Revised May 13, 1969, as follows:
>
> Beginning on the southerly margin of Newman Avenue at the corner of Lot Nos. 264 and 272; thence with the said margin of said Avenue eastwardly 99 feet to an iron pin; thence southwardly 109.3 feet to a point which is 78.6 feet easterly from the westerly line of Lot No. 264; thence westwardly 78.6 feet to an iron pin set in the westerly line of Lot No. 264, which said point is 150 feet southerly from the southerly margin of Newman Avenue; thence northwardly along the westerly line to Lot No. 264, 150 feet to the point of beginning.
>
> Being the same property conveyed to Richard J. Ross and Mari Lynn Ross, husband and wife by Deed dated December 13, 1988 from Marjorie H. F. Luton, unmarried, recorded December 16, 1988, in Book 7729, Page 527, in the Official Records of Davidson County, Tennessee.

This is improved property known as 1314 Newman Avenue, Nashville, TN 37216. Possession is to be given on April 6, 2021.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 6th day of April, 2021.

Richard J. Ross

Mari Lynn Ross

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Richard J. Ross and Mari Lynn Ross, husband and wife,** the bargainors, 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 and official seal at office this 6th day of April, 2021.

NOTARY PUBLIC

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3/2/25

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$295,000.00**.

AFFIANT

Subscribed and sworn to before me on this 6th day of April, 2021.

NOTARY PUBLIC

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

My Commission Expires:

True Copy Certification

I, Russell J. McCann, 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 Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021