WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $435,000.00.

Affiant

Subscribed and sworn to me on April 16, 2021.

NOTARY PUBLIC

My Commission Expires: 1/26/25

HEATHER MORRISON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

Karen Johnson Davidson County
Batch# 618320 DEEDWARR
04/19/2021 02:49:34 PM 2 pgs
Fees: $13.00 Taxes: $1,609.50
20210419-0052215

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34599

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Albert C. Gross, Jr. Albert J. Gross 5620 Oakes Drive Brentwood, TN 37027	new owner	160-14-F-010.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Father Ryan High School, Inc., hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Albert C. Gross, Jr., married and Albert J. Gross, single, Joint Tenants Right of Survivorship, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land In Davidson County, Tennessee, being Unit No. 5620, together with the carport designated No. 5620-C, In Brentwood Hall, a Condominium, a Horizontal Property Regime, on the Plan of Brentwood Hall, Condominium Apartments, of record In Instrument No. 20011023-0115309, as amended In Instrument No, 20011031-0118967, as described in Master Deed of record In Instrument No. 20011023-0115544, as amended In Instrument No, 20020315-0032905, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas M. Price, Trustee of the James R. St. John, Jr., T/U/W dated January 27, 2006, by Deed dated September 7, 2016, from Letty D. Gossett, an unmarried woman, of record in Instrument No. 20160909, Register's Office for Davidson County, Tennessee. Further being conveyed to Father Ryan High School, Inc., a Tennessee nonprofit corporation, by Quitclaim Deed from Thomas M. Price, Trustee of the James R. St. John, Jr., T/U/W Dated January 27, 2006, dated February 24, 2021 and recorded March 4, 2021, as Instrument No. 20210304-0028421, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson and Brentwood taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Declaration of Covenants, Conditions and Restrictions, Liens, and Easements, including, but not limited to, easements, assessments, special assessments, charges and .liens, contained in an Instrument of record Book 4020, page 591, Register's Office for Davidson County, Tennessee.

3. Master Deed and By-Laws of record in Instrument No. 200110230115309, Instrument No. 200110230115544, Instrument No. 200110230115545; said Register's Office.
4. Stormwater Detention Agreement of record as Instrument No. 20010226-0017634. said Register's Office.

This property is also known as improved property located at 5620 Oakes Drive, Brentwood, TN 37027.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 my/our hand(s) this 16th day of April 2021.

Father Ryan High School, Inc.

By: Connie Stienmetz

Connie Stienmetz, Chief Financial Officer

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Connie Stienmetz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Chief Financial Officer (or other officer authorized to execute the instrument) of Father Ryan High School, Inc., the within named bargainor, a corporation, and that she as such Chief Financial Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Chief Financial Officer.

Witness my hand and official seal on April 16, 2021.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT 7, 2021