Karen Johnson Davidson County
Batch# 683434 DEEDWARR
07/26/2021 10:34:30 AM 4 pgs
Fees: $23.00 Taxes: $2,109.37
20210726-0099738

Name and Address of New Owner:
Annakate Tefft Ross and Andrew Ross
1015 Mitchell Rd.
Nashville, TN 37206

Send Tax Bills To:
Studio Bank
124 12th Ave. S, Suite 400
Nashville, TN 37203

This Instrument Prepared By:
Alexandra Ponce
CLOSED LLC
818 18th Avenue South
Nashville, TN 37203

Map & Parcel No: 083-08-0-192.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Vertical Infill, Inc., a California Corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Annakate Tefft Ross and Andrew Ross, wife and husband, as tenants by the entirety,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Rosewood Heights, Section III of record in Book 2133, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Warren G. King and wife, Mary G. King, by deed dated August 30, 1954, and recorded September 21, 1954, from Edward N. Pennington and wife, Rose L. Pennington, of record in Book 2296, Page 374. Warren G. King died on May 30, 2016, Mary G. King died August 18, 2018, and devised the residue of her estate to Warren Garland King, Jr., and James Gaither King. James Gaither King predeceased Mary G. King on February 20, 2018, leaving Warren Garland King, Jr. as the sole surviving devisee under the will of Mary G. King, which is attached to that certain Affidavit of Heirship of record in Instrument Number 20210121-0009249, and being further conveyed to Vertical Infill, Inc., a California Corporation, by deed dated January 21, 2021, and recorded January 21, 2021, from Warren Garland King, Jr., married, of record in Instrument Number 20210121-0009250, Register's Office for Davidson County,

Tennessee.

This is improved property also known as 1015 Mitchell Road, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of July, 2021.

Vertical Infill, Inc.,
a CaliforniaCorporation

By: Dean L. Welsh, Secretary
Dean L. Welsh, Secretary

STATE OF Florida
COUNTY OF Escambia
Before me, the undersigned, personally appeared Dean L. Welsh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Secretary of Vertical Infill, Inc., the within named bargainor, a Corporation, and that such Dean Welsh as such Secretary, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Secretary.

Witness my hand and seal this 13thday of July, 2021.

Julius Earl Jones
Notary Signature Julius Earl Jones

JULIUS EARL JONES
Notary Public - State of Florida
Commission # HH79198
Expires on January 10, 2025

My commission expires:01/10/2025
(Identification used) DRIVER LICENSE

Notarized online using audio-video communication

AFFIDAVIT OF VALUE

STATE OF Florida)
)
COUNTY OF Escambia)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $570,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Dean L. Welsh, Secretary

(Affiant)

Sworn to and subscribed before me this
13th day of July, 2021. By Dean L. Welsh Secretary

Julius Earl Jones

Notary Public Julius Earl Jones
My commission expires: 01/10/2025
File No. 2021-836
(Identification used) DRIVER LICENSE

JULIUS EARL JONES
Notary Public - State of Florida
Commission # HH79198
Expires on January 10, 2025

Notarized online using audio-video communication

Property Address: 1015 Mitchell Road, Nashville, TN 37206

Certificate of Authenticity

I, Steve Berneman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 13th day of July, 2021.

Steve Berneman

Date: July 22, 2021

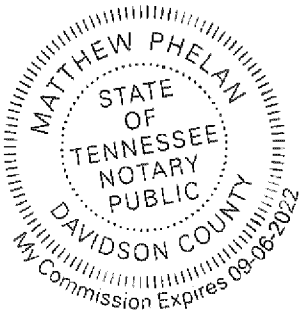
State of Tennessee

County of Davidson

Sworn and subscribed before me 22nd day of July, 2021.

Name:_____
Title: Notary Public

My commission expires: _____



File No.: 2021-6458-TN