Name and Address of New Owner:
Kathryn Skagerberg and Shane Burroughs
1512 Holly St.
Nashville, TN 37206

Send Tax Bills To:
Highlands Residential Mortgage, LTD.
950 W. Bethany Dr., Ste 800
Allen, TX 75013

Karen Johnson Davidson County
Batch# 693786 DEEDWARR
08/10/2021 10:09:30 AM 4 pgs
Fees: $23.00 Taxes: $3,367.00
20210810-0107473

This Instrument Prepared By: Shane Callahan
Blueprint Title TN
150 4th Avenue North 20th Floor
Nashville, TN 37219

Map & Parcel No: 083-13-0-373

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, **Andrew J. Ross and Annakate Ross husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kathryn Skagerberg and Shane Burroughs, wife and husband**, "the Grantees," the following described real estate in Davidson County, Tennessee:

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 37, BLOCK F, LINDSLEY HOME PLACE. AS SHOWN ON PLAT OF RECORD IN PLAN BOOK 2, PAGE 92, CHANCERY COURT, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being that same property conveyed to Andrew J. Ross, an unmarried person by deed from Andrew J. Scheetz, a single man dated March 5, 2010 and recorded as Instrument No. 20100308-0017745 in the Office of the Register of Deeds for Davidson County, TN.

Annakate Ross joins in this conveyance to convey her marital interest in the property.

Property Address: 1512 Holly Street, Nashville, TN 37206
Parcel No: 083-13-0-373

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 6th day of August, 2021.

_____(SEAL)
Andrew J. Ross

_____(SEAL)
Annakate Ross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of August, 2021, before me personally appeared Andrew J. Ross and Annakate Ross, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of August, 2021.

_____
Notary Signature
My commission expires: 01-03-2023

MAGDELINE MCGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2023

AFFIDAVIT OF VALUE

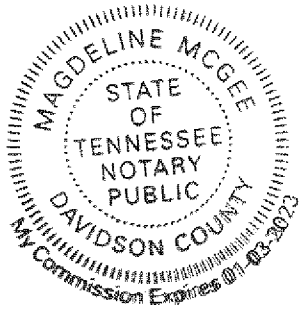
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $910,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Andrew J. Ross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6th day of August, 2021.

Magdeline McGee
Notary Signature
My commission expires: 01-03-2023



Certification of Recorded Documents

I, Karen Suggs, 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 August 6, 2021.

(AFFIANT) – Karen Suggs

08/06/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 6th day of August, 2021.

My commission expires: 1/3/27

Notary Public

JAMIE C POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY