WARRANTY DEED

Karen Johnson Davidson County
Batch# 704692 DEEDWARR
08/25/2021 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,983.20
20210825-0114992

File No. AT-21-1073

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $536,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2021

Notary Public

MY COMMISSION EXPIRES: 4/30/22

(AFFIX SEAL)

TONY WHITTLE NOTARY PUBLIC TENNESSEE SHELBY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee Thomas Bristol and Danielle Johns	NEW OWNERS	
(NAME)	(NAME)	
2605 A Traughber Drive	2605 A TRAUGHBER DRIVE	073-13-0M-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	NASHVILLE TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Chad A. Gross, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lee Thomas Bristol and Danielle Johns, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. A , as established in Declaration of Covenants, Conditions and Restrictions for Homes at 2605 Traughber Drive, a Horizontal Property Regime with Private Elements of record at Instrument No. 20170426-0041146, as amended in Instrument No. 20170710-0069358, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Chad A. Gross, unmarried by Warranty deed from North by Northeast Development, LLC, a Tennessee Limited Liability company of record in Instrument No. 20170901-0090015 Register's Office for Davidson County, Tennessee, dated August 30, 2017 and recorded on September 01, 2017.

Being also known as 2605 A Traughber Drive A Nashville, Tennessee 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 this 11th day of August, 2021.

Chad A. Gross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of August, 2021, before me personally appeared Chad A. Gross, 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 11th day of August, 2021.

Notary Signature
My commission expires:
MAY 29, 2023

CHANDER P NAYYAR
Notary Public, State of Arizona
Maricopa County
Commission # 563429
My Commission Expires
May 29, 2023

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 11, 2021.

Date

Affiant Signature

AUGUST 25, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of August, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON