BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 758035 DEEDWARR
11/19/2021 09:46:32 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20211119-0154056

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF November, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONIA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Haley Larimore	New Owner	
(NAME)	(NAME)	
1519 E. Ann St.		091-09-0-234.00
(ADDRESS)	(ADDRESS)	
Montgomery, AL 36107		
(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, WE, **RANDY J. ROSSON, MARRIED AND MARK T. ROSSON, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HALEY LARIMORE, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 32, CROLYWOOD SUBDIVISION, SECTION II, as shown on plat of record in Book 1130, Page 100, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Leo A. Kerrigan and wife, Betty Jean Kerrigan, by Warranty Deed from Ozella Roland, unmarried, of record in Book 5059, Page 502, in the Register's Office of Davidson County, Tennessee, dated August 19, 1976 and recorded on August 20, 1976. Leo A. Kerrigan died on March 15, 2012 leaving Betty Jean Kerrigan as sole surviving Tenant by the Entirety. Betty Jean Kerrigan died testate on December 18, 2020, Randy J. Rosson and Mark T. Rosson are the devisees under the Will of Betty Jean Kerrigan probated under Docket No. 21P354, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division and being the same property conveyed Randy J. Rosson, a one-half (1/2) undivided interest as tenant in common, and Mark T. Rosson, a one-half (1/2) undivided interest as tenant in common, by Executor's Quitclaim Deed from Roy N. Chester, Executor of The Estate of Betty Jean Kerrigan, of record in Instrument No. 20211011-0136636, in the Register's Office of Davidson County, Tennessee, dated October 4, 2021 and recorded on October 11, 2021.

Mark Rosson and Mark T. Rosson are one and the same.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 6363 Alamo Place, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 18 day of November, 2021

RANDY J. ROSSON

MARK T. ROSSON, BY: RANDY ROSSON, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randy J. Rosson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of November, 2021.

Commission expires: 10/2/23

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18th day of November, 2021, before me personally appeared Randy Rosson, to me known to be the person who executed the foregoing instrument on behalf of Mark T. Rosson and acknowledged that he executed the same as the free act and deed of Mark T. Rosson.

Witness my hand and official seal this 18th day of November, 2021.

Commission expires: 10/2/23

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public