THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Return to: MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

Karen Johnson Davidson County
Batch# 763551 DEEDWARR
12/01/2021 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,700.63
20211201-0158246

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Kathleen Brown Ross, Trustee Of The Kathleen Brown Ross Family Trust 6730 Pennywell Drive Nashville, TN 37205	New Owner	115-10-0-086

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jeana Lee Harrington and William Harley Atkinson, joint tenants with right of survivorship**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Kathleen Brown Ross, Trustee of the Kathleen Brown Ross Family Trust**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 155, on the Plan of Section Eight, West Meade Estates, of record in Book 3700, Page 31, and amended in Book 3972, Page 719, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeana Lee Harrington and William Harley Atkinson, joint tenants with Right of Survivorship, by Warranty Deed from David M. Metcalf and wife, Kathleen K. Metcalf, as tenants in common, of record on April 22, 2015, at Instrument No. 20150422-0035803, Davidson County Register of Deeds.

This is property commonly known as 6730 Pennywell Drive, Nashville, TN 37205
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 11th **day of November, 2021**:

William Harley Atkinson

Jeana Lee Harrington

STATE OF NC

COUNTY OF mecklenburg

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

Witness my hand and official seal, this 11th day of November, 2021:

VIPULKUMAR O. TRIVEDI
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires Nov 15, 2021

Notary Public

My Commission Expires: Nov. 15, 2021

STATE OF TN

COUNTY OF Williamson

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

Witness my hand and official seal, this 19 day of November, 2021.

WARREN FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Tennessee

Affiant

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$729,900.00**:

Sworn and subscribed to before me this 11th day of November, 2021

Notary Public

My Commission Expires: 7-17-22

Certificate of Authenticity

I, Tiffany Rooker, 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 **11/11/201**.

Date

Tiffany Rooker

Affiant Signature

11/11/201

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11th** day of **November**, 20**21**.

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