Karen Johnson Davidson County
Batch# 769515 DEEDWARR
12/07/2021 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20211207-0162408

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $730,000.00

Affiant

Subscribed and sworn to before me this 2nd day of December, 2021.

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

Notary Public
My commission expires: _____

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jessica Godlewski and Andrew Godlewski 14 Lymington Court Brentwood, TN 37027	SAME AS NEW OWNER	160-11-0A-028-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Paul A. Ross, a married man** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Jessica Godlewski and Andrew Godlewski, wife and husband,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 28 on the Plan of Hemmingwood, I, II, III, and IV, of record in Book 6900 Pages 6, 7, and 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lisa H. Morrow and Paul A. Ross as joint tenants with right of survivorship, by Quitclaim Deed from Lisa H. Morrow of record in Instrument No. 20160920-0099157, Register's Office for Davidson County, Tennessee, and dated September 20, 2016. Lisa H. Morrow died on February 20, 2017, leaving Paul A. Ross as sole tenant by the entirety.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Hemmingwood I, II, III, and IV of record in Book 6900 Pages 6, 7, and 8 Register's Office for Davidson County, Tennessee.

2. Charter of Hemmingwood Homeowners Association of record in Book 6704 Page 373, Book 6936 Page 894, and Book 8762 Page 169 Register's Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Book 6730 Page 329 and amended in Book 6892 Page 540, Book 6925 Page 268, Book 6948 Page 268, Book 7474 Page 205, and Book 7269 Page 387 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 14 Lymington Court, Brentwood, TN 37027

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 2nd day of December, 2021.

Paul A. Ross

Martha Ross, who joins in this conveyance for the sole purpose of waiving any marital interest that she may have in the property

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of December, 2021, before me personally appeared Paul A. Ross and Martha 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 2nd day of December, 2021.

Notary Signature
My commission expires: 2/12/23

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 12/2/2021 (date of document).

Date: 12/3/2021

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 3rd day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY