Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, TN 38018
(901) 372-5003

Map & Parcel: 118 10 0 034.00

Karen Johnson Davidson County
Batch# 798726 **DEEDWARR**
02/02/2022 08:44:08 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20220202-0012026

WARRANTY DEED

Property Address & New Owner :	*	Mail Tax Statement to:
JASON W. ROSS and	*	Jason W. Ross
COURTNEY P. ROSS	*	Courtney P. Ross
911 Sutton Hill Road	*	911 Sutton Hill Road
Nashville, TN 37204	*	Nashville, TN 37204

The GRANTORS, **JASON W. ROSS and COURTNEY P. ROSS, Co-Trustees of the JASON W. ROSS AND COURTNEY P. ROSS REVOCABLE TRUST under agreement DATED AUGUST 11, 2011**, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to:

JASON W. ROSS and wife, COURTNEY P. ROSS,
as tenants by the entirety

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot 54, Map of Sutton Hill Section of Marengo park, as shown on plat of record in Plat Book 974, Page 67, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to JASON W. ROSS and COURTNEY P. ROSS, Co-Trustees of the JASON W. ROSS AND COURTNEY P. ROSS REVOCABLE TRUST under agreement dated August 11, 2011, by Quitclaim Deed of record at Instrument Number 20110815-0062804, in the Register's Office of Davidson County, Tennessee.
>
> This property is known as: 911 Sutton Hill Road, Nashville, TN 37204
>
> This conveyance is subject to such restrictions, encumbrances, and limitations as may affect the premises.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantees or any Successor Grantees and assigns in fee simple forever.

The Grantors do hereby covenant with said Grantees or any Successor Grantees that they are

lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID GRANTEES OR ANY SUCCESSOR GRANTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument. The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 18th day of January, 2022, by the undersigned.

JASON W. ROSS AND COURTNEY P. ROSS REVOCABLE TRUST DATED AUGUST 11, 2011

JASON W. ROSS, Trustee

COURTNEY P. ROSS, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **JASON W. ROSS and COURTNEY P. ROSS, Co-Trustees of the JASON W. ROSS AND COURTNEY P. ROSS REVOCABLE TRUST under agreement DATED AUGUST 11, 2011,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 18th day of January, 2022.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 1-18-2025

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 7-4-409(a)(3)(A).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 18th day of January, 2022.

NOTARY PUBLIC

My Commission Expires: _____

