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

Map & Parcel: 071 16 0 248.00

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

20220202-0012027

WARRANTY DEED

Property Address & New Owner :	*	Mail Tax Statement to:
JASON W. ROSS and	*	Jason W. Ross
COURTNEY P. ROSS	*	Courtney P. Ross
1213 B N 7th Street	*	911 Sutton Hill Road
Nashville, TN 37207	*	Nashville, TN 37204

The GRANTOR, **JASON ROSS**, 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 the northerly half of Lot No. 253, all of Lot No. 254, and the southerly one half of Lot No. 255 on the Map of OAKWOOD PARK of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee.

Said one half part of Lot No. 253, all of Lot No. 254, and the southerly one half of Lot No. 255, front together 60 feet on the easterly side of North 7th Street, and extend back between parallel lines 165 feet to an alley, and measure 60 feet thereon.

Being the same property conveyed to JASON ROSS by Warranty Deed of record at Instrument Number 20190923-0096212, in the Register's Office of Davidson County, Tennessee, and as corrected by Affidavit of William T. Chapman, Attorney of record at Instrument Number 20200210-0014952, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction

assessments pursuant to the provisions of Tennessee Code Ann_67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAKWOOD PARK, as recorded in Plat Book 421, Page(s) 12.

This is improved property located as 1213B North 7th Street Nashville TN 37207.

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 Grantor does hereby covenant with said Grantees or any Successor Grantees that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; and that he warrants 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 ROSS

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 ROSS** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he 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: _____



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: _____

