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

Map & Parcel: 133 14 0 022.00

Karen Johnson Davidson County
Batch# 798726 DEEDWARR
02/02/2022 08:44:08 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220202-0012028

WARRANTY DEED

Property Address & New Owner :	*	Mail Tax Statement to:
JASON W. ROSS and	*	Jason W. Ross
COURTNEY P. ROSS	*	Courtney P. Ross
4716 Abbay Drive	*	911 Sutton Hill Road
Nashville, TN 37211	*	Nashville, TN 37204

The GRANTOR, **JASON ROSS, a married man**, 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 No. 4 on the Plan of Abbay Hall, Section One, of record in Plat Book 2331, Page 18, 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 JASON ROSS, a married man, by Warranty Deed of record at Instrument Number 20190703-0065000, in the Register's Office of Davidson County, Tennessee.

This conveyance of the above described parcel of land in subject to the following: (1) The Plan of record in Plat Book 2331, Page 18, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein; (2) Restrictive Covenants contained in instrument of record in Book 2345, page 514, amended in Book 2393, Page 627, Register's Office for Davidson County, Tennessee; NOTE: Said Restrictions are not applicable to portions thereof that have already expired.

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: _____

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: _____

