Karen Johnson Davidson County
Batch# 809907 DEEDWARR
02/23/2022 12:25:17 PM 3 pgs
Fees: $17.00 Taxes: $0.00



20220223-0020570

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

Map & Parcel: 071 16 0 248.00

WARRANTY DEED

Property Address & New Owner:
JASON W. ROSS or
COURTNEY P. ROSS, Trustees of the
JASON W. ROSS AND COURTNEY P. ROSS
REVOCABLE TRUST
1213 B N 7th Street
Nashville, TN 37207

Mail Tax Statement to:
Jason W. Ross
Courtney P. Ross
911 Sutton Hill Road
Nashville, TN 37204

The **GRANTORS, JASON W. ROSS and wife, COURTNEY P. ROSS, as tenants by the entirety**, 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, do hereby bargain, sell, convey, and confirm the below-described property to:

JASON W. ROSS or COURTNEY P. ROSS,
Trustees of the JASON W. ROSS AND COURTNEY P. ROSS
REVOCABLE TRUST, dated August 11, 2011

The JASON W. ROSS AND COURTNEY P. ROSS REVOCABLE TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

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 W. ROSS and wife, COURTNEY P. ROSS, as tenants by the entirety, by Warranty Deed of record at Instrument Number 20220202-0012027, 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 Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees 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 TRUSTEES OR ANY SUCCESSOR TRUSTEES 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

COURTNEY P. 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 W. ROSS** and **COURTNEY P. ROSS,** 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. § 67-4-409(a)(3)(F).

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: _____

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