WARRANTY DEED

Karen Johnson Davidson County
Batch# 826793 DEEDWARR
03/23/2022 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $846.93
20220323-0033324

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF February, 2022

Notary Public

MY COMMISSION EXPIRES: 3.3.2025
(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Stellar Realty Company LLC	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME) 5052 Smith Springs Pkwy	(NAME) New owner	082150319.00
(ADDRESS) Antioch TN 37013	(ADDRESS) 5052 Smith Springs Pkwy	
(CITY) (STATE) (ZIP)	(CITY) Antioch, TN 37013 (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Johnnie E. Gross-Hancock**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Stellar Realty Company LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County Tennessee being Lot No. 38 in Bransford Realty Company's Resubdivision of a part of Manlove's Addition recorded in book 421, page 53 of the Register's office for Davidson County, Tennessee.

Being the same property conveyed to Johnnie E. Gross-Hancock by Quitclaim Deed from Lula Mai Scivley Gross of record in Instrument No. 20000322-0029013 Register's Office for Davidson County, Tennessee, dated March 16, 2000 and recorded on March 22, 2000.

Being the same property conveyed to Oretha Gross Bowers by Quitclaim Deed from Johnnie E. Gross-Hancock of record in Instrument No. 20020827-0103665 Register's Office for Davidson County, Tennessee, dated August 27, 2002 and recorded on August 27, 2002.

Reverter clause that upon the death of Oretha Bowers the property is conveyed back to Johnnie E. Gross-Hancock or the Gross Family Heirs.

Being the same property conveyed to Johnnie E. Gross-Hancock by Quitclaim deed from Oretha D. Gross-Bowers of record in Instrument No. 20050324-0031971 Register's Office for Davidson County, Tennessee, dated July 23, 2003 and recorded on March 24, 2005.

Reverter clause that upon the death of Johnnie Hancock the property is conveyed back to the Heirs of Lula Mai Scivley.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved X property, known as 1726 Knowles St. Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and

assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of February, 2022.

Johnnie E. Gross-Hancock

Johnnie E. Gross-Hancock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

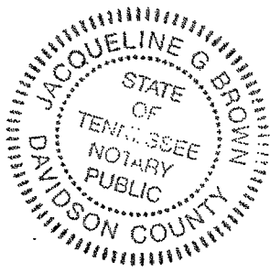
Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Johnnie E. Gross-Hancock**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of February, 2022.

Jacqueline G Brown

Notary Public

My Commission Expires: 3-8-22



Certificate of Authenticity

I, Holly A Masar, 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 2/14/22.

Holly A Masar
Affiant Signature

2/14/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14th day of February, 2022

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22