Karen Johnson Davidson County
Batch# 830069 DEEDWARR
03/28/2022 03:04:39 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20220328-0035720

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF March 2022.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/03/2023
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP 072 |
|---|---|---|
| Mark Allen Ross<br>1219 Chester Avenue<br>Nashville, Tennessee<br>37206 | New owner<br>4018 Moss Ross Dr.<br>Nashville, TN<br>37216 | GROUP 14 0<br>PARCEL 462.00 |

For and in 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, we,

**Philip Kelly, unmarried**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Mark Allen Ross, married**

Hereinafter called the grantees, their heirs 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 Units A & B, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for 1219 Chester Avenue Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20150327-0026779 and as amended in Instrument No. 20150507-0041927, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Phillip Kelly, unmarried, by Warranty Deed from Astercor Group, LLC, a Tennessee limited liability company, dated May 18, 2017 and filed of record Instrument Number 20170522-0050642, in the Register's Office for Davidson County, Tennessee.

Phillip Kelly and Philip Kelly being one in the same person.

This conveyance is made subject to the following:

1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1219 Chester Avenue, Nashville, Tennessee 37206.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

Athens Title & Escrow, LLC
Avenue South
TN 37212
GMRS-22 1219

WITNESS my hand and official seal at office this 23rd day of March, 2022.

Philip Kelly

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Philip Kelly, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of March, 2022.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027