BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 836430 DEEDWARR
04/08/2022 10:23:49 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00

20220408-0041106

(2)

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $550,000.00

Affiant

Subscribed and sworn to before me this 6th day of April, 2022.

Notary Public
My commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

Address of New Owner:	Send Tax Bills to:	Tax Information
Adrienne Hope Hite 2721 Westwood Dr. Nashville, TN 37204	New Owner	160-11-0A-084-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Paul A. Ross, a married man** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Adrienne Hope Hite, unmarried**, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 84 on the Plan of Hemmingwood, Phases I, II, III, and IV, of record in Book 6900 Page 608, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lisa H. Morrow and Paul A. Ross, as Joint Tenants with Rights of Survivorship, by Quitclaim Deed from Lisa H. Morrow of record in Instrument No. 20170120-0006708, Register's Office for Davidson County, Tennessee, and dated January 20, 2017. Lisa H. Morrow died on February 20, 2017, leaving Paul A. Ross as surviving tenant.

By his signature below, Grantor swears that this property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Hemmingwood of record in Book 6900 Page 608 Register's Office for Davidson County, Tennessee.

2. Storm Water Detention Agreement of record in Book 6728 Page 673 Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 8191 Page 242 Register's Office for Davidson County, Tennessee

4. Subject to the Covenant, Condition, or Restriction, recorded in Book 6730 Page 329 and amended in Book 6892 Page 540, changing name in Book 6925 Page 268, and amended in Book 7269 Page 387, Book 7474 Page 205, and Book 8762 Page 173 in the official records of the Davidson County Register of Deeds.

5. Charter of Hemmingwood Homeowners Association of record in Book 8762 Page 169 Register's Office for Davidson County, Tennessee.

6. By-Laws for Hemmingwood Homeowners Association of record in Book 8762 Page 186 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 5518 Hearthstone Lane, Brentwood, TN 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 5th day of April, 2022.

Paul A. Ross

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of April, 2022, before me personally appeared Paul A. Ross, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of April, 2022.



Sheri Engel
Notary Signature
My commission expires: 12-18-23