THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation, ,
3310 West End Avenue #540
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$440,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: Jan 8 2024
(AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Karen Johnson Davidson County
Batch# 838297 **DEEDWARR**
04/12/2022 10:00:56 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20220412-0042087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
The Jason W. Ross and Courtney P. Ross Revocable Trust u/a/d August 11,2011	The Jason W. Ross and Courtney P. Ross Revocable Trust u/a/d August 11,2011	
911 Sutton Hill Road	911 SuttonHill Road	PARCEL: 133-14-0-028.00
Nashville, TN 37204	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, /I, **KELLY E. ETHERIDGE, a single person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON W. ROSS and COURTNEY P. ROSS, the TRUSTEES OF THE JASON W. ROSS AND COURTNEY P. ROSS REVOCABLE TRUST U/A/D AUGUST 11,2011**

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS,HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 10 on the Map of Abbay Hall Subdivision, Section 1, as of record in Book 2331, page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 68.9 feet on the Easterly margin of Abbey Drive and extends back between lines 223.9 feet on the Northerly line and 197.9 feet on the Southerly line to a dead line in the rear, measuring 94.9 feet thereon.

Being the same property conveyed to Kelly E. Etheridge by Warranty deed from Peggy J. Waterston, James W. Farris, Gerald W. Farris and David R Farris of record in Instrument No. 20060207-0015108 Register's Office for Davidson County, Tennessee, dated February 03, 2006 and recorded on February 07, 2006.

This is IMPROVED property known as: **4704 Abbay Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their successors, 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 successors, 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/our hand(s) this the 11th day of April, 2022.

Kelly E. Etheridge

KELLY E. ETHERIDGE

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelly E. Etheridge, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand this 11 day of April, 2022..

Notary Public

My Commission Expires: Jan 8 2024

