THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P22-4723-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 675,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JUNE, 2022. Notary Public MY COMMISSION EXPIRES: 1-8-24 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 869925 DEEDWARR
06/13/2022 11:06:25 AM 2 pgs
Fees: $13.00 Taxes: $2,497.50
20220613-0066878

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason W. Ross, Trustee	owner	
911 Sutton Hill Road		091-06-2K-001.00-CO and 091-06-2K-002.00-CO
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (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, WE, **Brown E. Brown, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTOR, 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:

Land in Davidson County, Tennessee, being Unit A and B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1304 55th, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190723-0072376 and amended in Instrument No. 20190903-0088564 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brown E. Brown, LLC, a Tennessee Limited Liability Company by Warranty deed from Oak Property, LLC, an Alabama limited liability company of record in Instrument No. 20191220-0131502 Register's Office for Davidson County, Tennessee, dated December 13, 2019 and recorded on December 20, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1304/1306 55TH Avenue North, Nashville, TN 37209**

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 hands this the 10th day of June, 2022.

Brown E. Brown, LLC, a Tennessee Limited Liability Company

BY: _____
Parker Seabolt, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Parker Seabolt, with whom I am personally acquainted, and who acknowledged that _he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of the maker, Brown E. Brown, LLC, a Tennessee Limited Liability Company, , and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 10th day of June, 2022.

My Commission expires 1-8-24

_____
Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE