Karen Johnson Davidson County
Batch# 890597 DEEDWARR
07/18/2022 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $950.90
20220718-0082215

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 WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $257,000.00

Charles Edgar Williamson III
Affiant

Subscribed and sworn to before me this 18th day of July, 2022.

Notary Public
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Lauren Katherine Jacoby 4425 Westlawn Drive Apt A306 Nashville, TN 37209	Pinnacle Bank 150 3rd Ave South #1000 Nashville, TN 37201	103-08-0A-014-00

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 **Lauren Katherine Jacoby, an unmarried woman and Charles Edgar Williamson, III, an unmarried man, as joint tenants with right of survivorship** 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 Unit A306, Westlawn Green, Building A, as shown on plat of record in Book 5200 Pages 20-24, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Lisa H. Morrow by deed from Powell-Floyd Properties, LLC, a Delaware Limited Liability Company of record in Instrument No. 20120730-0066784, Register's Office for Davidson County, Tennessee. Lisa H. Morrow conveyed her interest to Lisa H. Morrow and husband, Paul A. Ross by Quitclaim Deed of record in Instrument No. 20131016-0108000, Register's Office for Davidson County, Tennessee. 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. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable

2. Charter of Westlawn Green Homeowners Association of record in Book 5234 Page 719 Register's Office for Davidson County, Tennessee.

3. By-Laws of Westlawn Green of record in Book 6748 Page 423 and amended in Instrument No. 20201103-0128517 Register's Office for Davidson County, Tennessee.

4. All matters appearing on the plan of Westlawn Green of record in Plat Book 5200 Pages 20-24 Register's Office for Davidson County, Tennessee.

This property is improved property known as 4425 Westlawn Drive, A306, 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 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 14th day of July, 2022.

Paul A. Ross

STATE OF MA
COUNTY OF Franklin

On this 14th day of July, 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 14th day of July, 2022.

Notary Signature
My commission expires:

PATRICIA J ERICKSON
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 15, 2028

202207180082215

I, Sheri Engel, 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 this 14th day of July, 2022

Sheri Engel

Dated 7/18/2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 18th day of July, 2022

My commission expires: 2/12/23

Notary Public

