Karen Johnson Davidson County
Batch# 906607 DEEDWARR
08/23/2022 11:12:01 AM 2 pgs
Fees: $13.00 Taxes: $1,581.75
20220823-0095037

Name and Address of New Owner:
Kevin T. Davis and Jacqueline F. Davis
934 Mansfield Avenue
Nashville, TN 37206

Send Tax Bills To:
Kevin T. Davis and Jacqueline F. Davis
934 Mansfield Avenue
Nashville, TN 37206

This Instrument Prepared By:
Ginger Weber
Blueprint Title TN
401 Church Street #1200
Nashville, TN 37219

Map & Parcel No: 082-08-0-356

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $427,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/7/2023
(AFFIX SEAL)

John M. Wells
State of Tennessee Notary Public
Davidson County

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Andrew Ross, who acquired title as an unmarried man, and Annakate Ross, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kevin T. Davis and Jacqueline F. Davis, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Phillip Olwill's Addition to East Nashville of record in Plat Book 57, Page 134, 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 Andrew Ross by Deed dated September 30, 2011 from Eric Sox, married, recorded October 4, 2011, in Instrument Number 201110040076872, in the Official Records of Davidson County, Tennessee.

Annakate Ross joins in this conveyance for the purpose of conveying any and all marital interest she may have in the subject property as the spouse of Andrew Ross.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded October 4, 2011, [under Instrument No. 20111004-0076872] in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of August, 2022.

_____(SEAL)
Andrew Ross

_____(SEAL)
Annakate Ross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of August, 2022, before me personally appeared Andrew Ross and Annakate Ross, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 22nd day of August, 2022.

Notary Signature
My commission expires: 5/5/2025

CASSANDRA WIT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY