Karen Johnson Davidson County
Batch# 912490 DEEDWARR
09/02/2022 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20220902-0099501

WARRANTY DEED

DEMI ST. JOHN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/3/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Andrew Ross	Andrew Ross	Parcel ID: 061-16-0-180.00
(NAME) 1015 Mitchell Road	(NAME) 1015 Mitchell Road	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Robert Alexander Plasket and Ashley Ann Plasket, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Andrew Ross, a married man**, hereinafter called the Grantees, their 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 Lot(s) 6, as shown on the map entitled Final Plat of Curtis Stewart Lots, of record in Plat Book 8250, page 297, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Robert Alexander Plasket, an unmarried man and Carl Plasket,a married man as Tenants in common with the rights of survivorship by Warranty Deed from Steven Bradley Jameson, an unmarried man, dated July 2, 2018 and recorded July 5, 2018, of record in Instrument No. 20180705-0065307, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Alexander Plasket and Ashley Ann Plasket, husband and wife by Quitclaim Deed from Carl Plasket, married, and Robert Alexander Plasket, dated September 30, 2019 and recorded October 7, 2019, of record in Instrument No. 20191007-0102414, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1256 McAlpine Avenue, Nashville, TN 37216

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 our hands this 1ST day of SEPTEMBER, 2022.

Robert Alexander Plasket

Ashley Ann Plasket

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Robert Alexander Plasket and Ashley Ann Plasket, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1ST day of SEPTEMBER, 2022.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

Property Address: 1256 McAlpine Avenue, Nashville, TN 37216

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am 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 August 29, 2022.

Steve Berneman

Date: 29th day of August, 2022

State of Tennessee
County of Davidson

Sworn and subscribed before me on 29th day of August, 2022 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-23-2025

GINGER WEBER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

File No.: 2022-11075-TN