# WARRANTY DEED

Karen Johnson Davidson County
Batch# 919540 **DEEDWARR**
09/21/2022 10:07:08 AM 2 pgs
Fees: $13.00 Taxes: $2,127.50

20220921-0104890

DM-BHHS-22-7529

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

PAM SALAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Comm. Expires 9/1/2025

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 12.1.2025 (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Nicholas Scott McLain and Lauren Nicole Dragisic** | **Primary Residential Mortgage, Inc.** | |
| (NAME) **7529 Henderson Dr** | (NAME) **1480 North 2200 West** | **155 08 0E 057.00** |
| (ADDRESS) **Nashville, TN 37221** | (ADDRESS) **Salt Lake City, UT 84116** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAUL JOSEPH GROSS AND NATALIE ANNE LUTTRELL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICHOLAS SCOTT MCLAIN AND LAUREN NICOLE DRAGISIC, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Resubdivision, Bellevue Highlands, Phase 2, of record in Instrument No. 20010202-0010403, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Paul Joseph Gross, by Quitclaim Deed from Rebecca Eden Bilbrey, of record in Instrument No. 20150522-0047405, in the Register's Office for Davidson County, Tennessee, dated March 26, 2015 and recorded on May 22, 2015. Paul Joseph Gross is now remarried to Natalie Anne Luttrell and Natalie Anne Luttrell hereby joins in this conveyance and does transfer and convey any and all marital interest Natalie Anne Luttrell may have in and to the above-described tract or parcel.

Being the same property conveyed to Paul Joseph Gross and Rebecca E. Bilbrey, husband and wife, by Warranty Deed from Rochford Realty and Construction Co., Inc., a Tennessee corporation, of record in Instrument No. 20100427-0031878, in the Register's Office for Davidson County, Tennessee, dated April 26, 2010 and recorded on April 27, 2010.

This conveyance is subject to:
- Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision, Bellevue Highlands, Phase 2, as recorded in Instrument No. 20010202-0010403.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Boundary Plat Bellevue Highlands, as recorded in Plat Book 9700, Page 955.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 11592, Page 670, as amended in Instrument No. 20101104-0088413.
- Stormwater Detention Agreement as set forth in instrument recorded in Book 11509, Page 615.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7529 Henderson Dr, Nashville, Tennessee 37221**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 15th DAY OF SEPTEMBER, 2022.

Paul Joseph Gross

Natalie Anne Luttrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL JOSEPH GROSS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATALIE ANNE LUTTRELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212