NEW OWNER:
PATRICIA MARIE GROSS
6216 ROBERTSON AVENUE
NASHVILLE, TN 37209

SEND TAX BILLS TO:
new owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 22-1559

Map & Parcel
09109000600

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 936920 DEEDWARR
11/02/2022 12:11:30 PM 4 pgs
Fees: $23.00 Taxes: $1,998.00
20221102-0118361

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Forty Thousand and 00/100 Dollars ($540,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ANTHONY MCKAY, married,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **RICHARD TODD GROSS and PATRICIA M. GROSS, husband and wife, joint tenants,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. A, as established by Declaration of Covenants, Conditions, and Restrictions for SIXTYTWO-SIXTEEN ROBERTSON AVENUE, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210923-0128174, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B," to which declaration specific reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property co-owners and tenants of SIXTYTWO-SIXTEEN ROBERTSON AVENUE, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210923-0128174, and Bylaws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said units.

Being a portion of the same property conveyed to ANTHONY MCKAY, by Warranty Deed from Red River Development, LLC, a Tennessee limited liability company, and Rylan Kean, dated August 28, 2019, and of record in Instrument No. 20190911-0091701, as corrected by Warranty Deed of Correction, of record in Instrument No. 20201008-0117123, both in the Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **6216 ROBERTSON AVENUE, NASHVILLE, TN 37209**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20210923-0128174, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 1st day of November, 2022.

ANTHONY MCKAY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ANTHONY MCKAY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of November, 2022.

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

NOTARY PUBLIC

My commission expires: _____

****

The actual consideration or value, whichever is greater, for this transfer is **$540,000.00.**

AFFIANT

Sworn to and subscribed to before me this 1st day of November, 2022.

NOTARY PUBLIC

My commission expires: 1/11/2026

STEPHEN SISCO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Kendra Hannell, 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 November, 2, 2022.

Custodian's Signature

11-2-2022
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 2ND day of November, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON