Karen Johnson Davidson County
Batch# 947145 DEEDWARR
12/02/2022 03:27:30 PM 4 pgs
Fees: $23.00 Taxes: $1,813.00
20221202-0126414

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

(AFFIX SEAL)

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH22-04439

Address of New Owner:	Send Tax Bills to:	Tax Information:
Fred E Gross and Esther M Gross and Alan K Ward and Lynee S Ward, husband and wife 7417 Birkdale Place Nashville, TN 37221	Fred E Gross and Esther M Gross 7417 Birkdale Place Nashville, TN 37221	142-06-0-085.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Monica Miller, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Fred E Gross and wife, Esther M Gross, as tenants by the entirety (an undivided 78% interest), and Alan K Ward and wife, Lynee S Ward, as tenants by the entirety (an undivided 22% interest), each undivided interest, as they relate to each other, being held as tenants in common,** hereinafter called the Grantees, their successors 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 No. 9 on the Plan of Birkdale Place of record in Plat Book 7900, Page 971, in the 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 Monica Miller, unmarried by Warranty deed from Marcia Elizabeth Murphy, unmarried of record in Instrument No. 20191205-0125764 Register's Office for Davidson County, Tennessee, dated December 05, 2019 and recorded on December 05, 2019. (Value of consideration shown in aforementioned deed $316,500.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 7417 Birkdale Place, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 1st day of December, 2022

Monica Miller

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Monica Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 1st day of Decembr, 2022.

Notary Public

My Commission Expires: 5-31-2026



EXHIBIT "A" - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Birkdale Place of record in Plat Book 7900, Page 971, in the 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 Monica Miller, unmarried by Warranty deed from Marcia Elizabeth Murphy, unmarried of record in Instrument No. 20191205-0125764 Register's Office for Davidson County, Tennessee, dated December 05, 2019 and recorded on December 05, 2019. (Value of consideration shown in aforementioned deed $316,500.00.)

Being the same property conveyed to Fred E Gross and wife, Esther M Gross, as tenants by the entirety (an undivided 78% interest), and Alan K Ward and wife, Lynee S Ward, as tenants by the entirety (an undivided 22% interest), each undivided interest, as they relate to each other, being held as tenants in common by deed from Monica Miller , dated December 1, 2022 , recorded of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TRUE COPY CERTIFICATION

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

I, Kendra Hammond, 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 December, 2, 2022.

Custodian's Signature — 12/2/22 date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 2nd day of December, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON