Karen Johnson Davidson County
Batch# 954526 DEEDWARR
12/22/2022 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20221222-0132230

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2022.

Notary Public

MY COMMISSION EXPIRES: 6/14/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Donovan M. Ross and Jason T. Ross,	**CMG Mortgage, Inc. dba CMG Homes Loans**	71-1-157.00
(NAME)	(NAME)	
2613 Old Matthews Road	**3160 Crow Canyon Rd. Ste 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20222197

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **James D. Pless and Gessica Pless, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Donovan M. Ross, a single man and Jason T. Ross, a married man, as tenants in common with rights of survivorship,** 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 116 on the Plan of Trinity Hills Village, Section III of record in Plat Book 4460, page 14, as revised in Plat Book 4460, page 32, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to James D. Pless and Gessica Pless, husband and wife, by General Warranty Deed from Nabode, LLC, a Georgia limited liability company, dated June 23, 2022 and filed of record in Instrument No. 20220628-0074226, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 4509, page 480, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 2613 Old Matthews Road, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 20th day of DECEMBER, 2022.

James D. Pless

Gessica Pless

STATE OF Michigan)
County OF LAPEER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James D. Pless and Gessica Pless, 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, at office, this 20th of December, 2022.

Notary Public Suzanne M. STASA
My Commission Expires: 7-23-2024.

SUZANNE M STASA
Notary Public - State of Michigan
County of Lapeer
My Commission Expires Jul 23, 2024
Acting in the County of LAPEER

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 20, 2022.

D. Shayne Adair

12/22/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 22nd day of December, 2022.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 03/07/2026