WARRANTY DEED

DANA D. WORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24 (AFFIX SEAL)

Dana Delworth notary public

LR-SFC-22-318

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)
Carter Realty Investments General Partnership	**New Owner**	
(NAME)	(NAME)	**135-05-0-031.00**
P.O. Box 1633		
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37121		
(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, **LORI E. GROSS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARTER REALTY INVESTMENTS GENERAL PARTNERSHIP,** 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 Revised Town Park Estates of record in Plat Book 3300, Page 86, 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 John K. Gross and wife, Lori E. Gross by Warranty Deed from John R. Hill, Jr of record in Instrument No. 20011005-0108471 Register's Office for Davidson County, Tennessee, dated September 28, 2001 and recorded on November 05, 2001.

Said to Final Decree of Divorce recorded on January 18, 2013 in Instrument Number 20130118-0006093.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 86, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3400, Page 120 and amended recorded in Book 3436, Page 43, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **318 Honeyhill Drive, Nashville, Tennessee 37217**.

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.

Karen Johnson Davidson County
Batch# 958002 **DEEDWARR**
01/05/2023 09:32:04 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20230105-0000862

Witness my/our hand(s) this the 27th DAY OF DECEMBER, 2022.

Lori E. Gross by Marian T. Pickett, Attorney in Fact
Lori E. Gross
By: Marian T. Pickett, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Lawrence

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIAN T. PICKETT, 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, and who has further acknowledged that she is the Attorney in Fact for LORI E. GROSS, and is authorized by LORI E. GROSS to execute this instrument on her behalf. Pursuant to Power of Attorney of Record in Instrument No: 20221215-0129851, Register's office for Davidson County, Tennessee.

Witness my hand and official seal, this the 27th of December, 2022.

Notary Public
My Commission Expires: JUL 23 2024
(SEAL)

ROBERT BONNIFIELD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

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