Karen Johnson Davidson County
Batch# 1024760 DEEDWARR
07/11/2023 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20230711-0052945

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

ASHLEY RAE FORT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2023.

Notary Public
MY COMMISSION EXPIRES: 11/2/26
File No. G23-19050

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John Clarkson Ross and Anne-Elise Cain (NAME)	John Clarkson Ross & Anne-Elise Cain (NAME)	025-08-0A-168-00
509 Killarney Park (STREET ADDRESS)	509 Killarney Park (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Kristin Alstott, a single woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Clarkson Ross** and **Anne-Elise Cain, as joint tenants with right 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:

Land in Davidson County, Tennessee, being Lot No. 168 on the Final Plat, Parkview Preserve, Phase 2 of record in Instrument No. 20191112-0116375, Register's Office for Davidson County, Tennessee, tp which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kristin Alstott, unmarried woman by Deed dated April 8, 2021 from NVR, Inc., recorded April 9, 2021, in Instrument Number 20210409-0047398, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 509 Killarney Park, Goodlettsville, TN 37072.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 5 day of July, 2023.

Kristin Alstott

STATE OF Florida
COUNTY OF Pasco

On this 5th day of July, 2023, before me personally appeared Kristin Alstott, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of July, 2023.

Notary Signature
My commission expires:
05-04-2024

DALIA J CERON
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # GG 983908
My Commission Expires 05/04/2024

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 7/5/2023 (date of document).

Affiant Signature

7/5/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

