WARRANTY DEED

CHARLES E. LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-P-24-1404A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/7/26 (AFFIX SEAL)

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)
Kevin Christopher Prince	New Owner	
(NAME)	(NAME)	072140J00101CO
1404 A Chester Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **MARK A. ROSS AND JENNA D. ROSS, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN CHRISTOPHER PRINCE, AN UNMARRIED MAN**, 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 Unit A as shown on the Plan attached to Declaration of Covenants, Conditions and Restrictions for Fourteen-Four Chester Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20230214-00010834 and assignment of Developer's Rights of record in Instrument No. 20230214-0010840, Register's Office for Davidson County, Tennessee, as identified on the Plat attached as Exhibit "B" to said Declaration, and which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mark A. Ross and Jenna Ross, husband and wife by Warranty deed from Wolfe Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230214-00010842 Register's Office for Davidson County, Tennessee, dated February 10, 2023 and recorded on February 14, 2023.

Being part of the same property conveyed to Wolfe Investments, LLC, by Warranty Deed from Bandon Adams, Trustee of The 1404 Chester Ave Trust, of record in Instrument No. 20230110-002099, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Brandon Adams, Trustee of The 1404 Chester Ave Trust, by Warranty Deed from Andrea Muhammad, an unmarried woman, of record in Instrument No. 20220831-0098278, Register's Office for Davidson County, Tennessee, dated August 30, 2033 and recorded August 31, 2022.

Being part of the same property conveyed to Andrea Muhammad, by Executor's Quitclaim Deed from Deborah Majors, Executor under the Last Will and Testament of William Horace Vaden, Jr., Deceased, of record in Instrument No. 20140625-0055498, Register's Office for Davidson County, Tennessee, dated November 20, 201 and recorded June 25, 2014.

Being part of the same property conveyed to William H. Vaden, Unmarried, by Warranty Deed from Walter T. Grove and wife, Mary Evelyn Grove, of record in Book 3768, Page 436, Register's Office for Davidson County, Tennessee, dated June 3, 1964 and recorded June 17, 1964. The said William H. Vaden, Jr., since died on August 18, 2011 devising the subject property to Deborah Majors, Executor under the Last Will and Testament of William Horace Vaden., Jr.

Karen Johnson Davidson County
Batch# 1091354 DEEDWARR
01/22/2024 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20240122-0002934

This conveyance is subject to:
• Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20230214-0010834, Register's Office for Davidson County, Tennessee.
• Assignment of Developer's Rights Under Declaration of Covenants, Conditions and Restrictions for Fourteen-Four Chester Avenue of record in Instrument Number 20230214-0010840, in the Register's Office for Davidson County, Tennessee.
• Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20231031-0085172, in the Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plan of record in Plat Book 843, Page 94, 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: **1404 A Chester Avenue, Nashville, Tennessee 37206**.

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.

Witness my/our hand(s) this the 12th DAY OF JANUARY, 2024.

Mark A. Ross

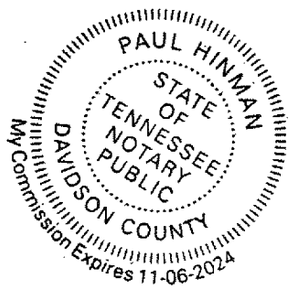
Jenna D. Ross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK A. ROSS, 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.

Witness my hand and official seal, this the 12th of January, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

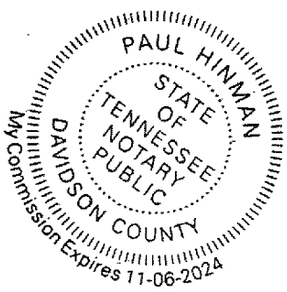


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNA D. ROSS, 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.

Witness my hand and official seal, this the 12th of January, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



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

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 January 12, 2024

Affiant Signature

Date: 1/12/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this January 12, 2024

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM