Prepared by:
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Attorney at Law
103 Forrest Crossing Blvd Suite 205
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615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $745,000.00

Affiant

Subscribed and sworn to before me this 23rd day of February, 2024.

Notary Public
My commission expires: 2/7/27

Karen Johnson Davidson County
Batch# 1104227 DEEDWARR
02/23/2024 01:01:30 PM 4 pgs
Fees: $23.00 Taxes: $2,756.50
20240223-0012542

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jennifer Tapp 1120 Princeton Hills Dr. Nolensville, TN 37135	Same	188-10-0A-017-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Peter Gross and Kathleen Gross, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jennifer Tapp, a single woman** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 17 on the Plan of Carothers Crossing, Phase 1, Final Plat Subdivision of record in Plat at Instrument No. 20070614-0071367, 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 Peter Gross and wife, Kathleen Gross by deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190806-0078252, Register's Office for Davidson County, Tennessee, and dated August 5, 2019.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Carothers Crossing of record in Instrument No. 20070614-0071367 Register's Office for Davidson County, Tennessee.

3. Conveyance of Open Space of record in Instrument No. 20180719-0070522 Register's Office for Davidson County, Tennessee.

4. Easement and Memorandum Agreement of record in Instrument No. 20070123-0009057 Register's Office for Davidson County, Tennessee.

5. Stormwater Detention Agreement of record in Instrument No. 20060407-0040185 and Instrument No. 20060526-0062228 Register's Office for Davidson County, Tennessee.

6. Assignment and Assumption of Declarant Rights of record in Instrument No. 20171002-0100690 Register's Office for Davidson County, Tennessee.

7. Right of WM SUB CC, LLC of record in Instrument No. 20180525-0050414 Register's Office for Davidson County, Tennessee.

8. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20070627-0076582, Instrument No. 20070821-0099817, Instrument No. 20070821-0099818, Instrument No. 20080515-0049892, Instrument No. 20171002-0100688, and Instrument No. 20171002-0100689, corrected by Scriveners Affidavit of record in Instrument No. 20171220-0129697 in the official records of the Davidson County Register of Deeds.

9. Subject to the Master Deed, recorded as Instrument #20080515-0049893 and Instrument No. 20180125-0008094 in the official records of the Davidson County Register of Deeds.

10. Charter of Carothers Crossing Neighborhood Association of record in Instrument No. 20070307-0027908, Register's Office for Davidson County, Tennessee.

This property is improved property known as 1120 Princeton Hills Drive, Nolensville, TN 37135

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 23rd day of February, 2024.

Peter Gross

Kathleen Gross by Peter Gross her attorney in fact
Kathleen Gross, by Peter Gross,
Her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of February, 2024, before me personally appeared Peter Gross, 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 23rd day of February, 2024.

Notary Signature
My commission expires 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of February, 2024, before me personally appeared Peter Gross to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kathleen Gross acknowledged that such person executed the same as the free act and deed of Kathleen Gross.

Notary Public

My Commission expires 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Jennifer Bennett, 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 this 23 day of February, 2024

Jennifer Bennett

Dated 2.23.24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Jennifer Bennett who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 23rd day of February, 2024

My commission expires: 2/7/27

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY