Karen Johnson Davidson County
Batch# 1104247 DEEDWARR
02/23/2024 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20240223-0012568

WARRANTY DEED

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 ~~22nd~~ 23rd DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/2/26
(AFFIX SEAL)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

G-P-24-1404B

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)
William Flavin	**SWBC Mortgage Corp**	
(NAME)	(NAME)	
1404B Chester Avenue	**9311 San Pedro #100**	**072-14-0-323.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**San Antonio, TX 78216**	
(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 **WILLIAM FLAVIN, 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 situated in Davidson County, Tennessee, being Unit B, along with the Common Elements, as established in Declaration of Covenants, Conditions and Restrictions for Fourteen-Four Chester Avenue, a horizontal property regime with private elements, of record at Instrument No. 20230214-0010834, 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 D. Ross, husband and wife by Warranty deed from Wolfe Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230214-0010847 Register's Office for Davidson County, Tennessee, dated February 10, 2023 and recorded on February 14, 2023.

This conveyance is subject to:
- **Taxes for the year 2024 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: **1404B 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 22nd DAY OF FEBRUARY, 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 22nd of February, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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 22nd of February, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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

Certification of Recorded Documents

I, Julia Wyatt, 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 February 21, 2024.

(AFFIANT) – Julia Wyatt

02/21/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 21st day of February, 2024.

My commission expires: 11/2/24

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY