WARRANTY DEED

Karen Johnson Davidson County
Batch# 1124218 DEEDWARR
04/17/2024 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20240417-0027523

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR **VALUE, WHICHEVER** IS GREATER **FOR** THIS TRANSFER IS **$325,000.00.**

Affiant

Subscribed and sworn to me on 04/15/24.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Little River Ventures, LLC 509 Highcrest Drive Nashville, TN 37211	Matthew McKinney 408 Landon Dr. Nashville, TN 37220	147-15-0-169.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Anthony James Ross, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Little River Ventures, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 15, as shown on the map entitled Plan of Whispering Hills, Section Four, of record in Plat Book 2900, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to VESTER W. ROSS AND WIFE, MARY S. ROSS, by deed from HARVEY B. FRANKLIN, JR. AND WIFE, MARTHA FRANKLIN, of record in Book 4329, Page 70, dated April 25, 1969, said Register's Office. VESTER W. ROSS having since died on or about February 26, 2021 leaving MARY S. ROSS as surviving tenant by the entirety.
>
> Further being the same property conveyed to ANTHONY JAMES ROSS, by quitclaim deed from MARY R. ROSS, of record in Instrument No. 20220711-0079385, dated July 7, 2022, as corrected in Scrivener's Affidavit of record in Instrument No. 20220727-0085478, dated July 26, 2022, said Register's Office.
>
> This is improved property known as 509 Highcrest Drive, Nashville, Tennessee 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is 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; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 hand this 04/15/24.

Anthony James Ross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 04/15/24, before me personally appeared Anthony James Ross, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his free act and deed.

Witness my hand and official seal on 04/15/24.

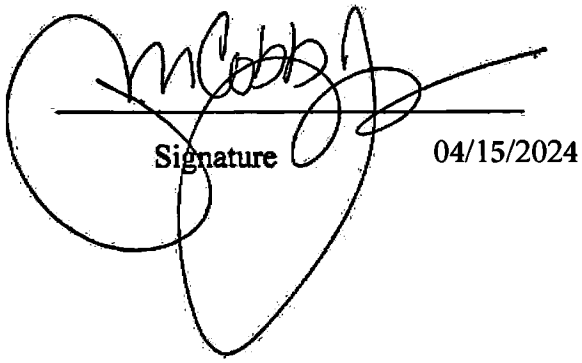
NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **April 15, 2024.**



Signature 04/15/2024

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 15th day of April, 2024.



Notary's Signature

My Commission Expires: 9-8-2025

