Karen Johnson Davidson County
Batch# 1136224 DEEDWARR
05/17/2024 09:28:30 AM 2 pgs
Fees: $13.00 Taxes: $4,625.00
20240517-0036686

WARRANTY DEED

G-P-24-4018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 03/03/2027
(AFFIX SEAL)

DEVIN KERN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Jessica Lyn Doyle **Charter Doyle and Janice Doyle**	GUARANTEED RATE, INC.	
(NAME) **4018 Moss Rose Drive**	(NAME) 1800 W. CULLER AVE. STE. 1W	**073-01-0-253.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) CHICAGO, IL 60613-2541	
(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 ROSS AND JENNA ROSS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSICA LYN DOYLE AND CHARTER DOYLE AND JANICE DOYLE,** 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 Lot No. 4 on the Plan of B E. Woodard's Subdivision, a part of The W.J. Tune Land of record in Plat Book 974, Page 94, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 100 feet on the Northeasterly side of Moss Rose Drive and runs back 400 feet on the Northwesterly line and 405 feet on the Southeasterly line to a low water mark of the Cumberland River, measuring 100 feet, more or less thereon.

Being the same property conveyed to Mark Ross and Jenna Ross, husband and wife by Warranty deed from David C. Mills and Alisa R. Haushalter, married of record in Instrument No. 20150921-0095903 Register's Office for Davidson County, Tennessee, dated September 16, 2015 and recorded on September 21, 2015.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page (s) 94 and 95, Register's Office for Davidson County, Tennessee.
- Easement to USA of record in Book 2244, Page 407, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4199, Page 522, in the Register's Office for Davidson County, Tennessee.
- Flowage Easement for the Cheatham Lock and Dam Project of record in Book 2270, Page 495, in the Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewer and/or storm drainage, to Metropolitan Government of Nashville of record in Book 4403, Page 34, in the 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: **4018 Moss Rose Drive, Nashville, Tennessee 37216**.

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 15th DAY OF MAY, 2024.

Mark Ross

Jenna Ross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK 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 15th of May, 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 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 15th of May, 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

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 May 15, 2024

5/16/24

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
615 MAIN STREET, SUITE B25
NASHVILLE, TN 37206
(615) 274-8698

TAYLOR EZELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/08/2025
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 16 day of MAY, 2024

Notary Public _____

My Commission Expires: September 8, 2025