WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/28/28
(AFFIX SEAL)

SONDRA BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Karen Johnson
Batch # 1172334
08/20/2024 02:57:05 PM
Fees: $13.00 Taxes: $6,660.00

Davidson County
DEEDWARR
2 pgs

20240820-0063929

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)
Holly Bruce	**Same as New Owner**	
(NAME)	(NAME)	**073-01-0-289.00**
3910 B Moss Rose Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **HUGH ALLAN ROSS, JR., MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HOLLY BRUCE, AN UNMARRIED WOMAN,** 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 Nos. 22, on the Plan of B. E. Woodard's Subdivision of a Part of the W. J. Tune Land of record in Book 974, Page 94, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hugh Allan Ross Jr. by Quitclaim Deed from Mark Ross and Jenna Ross, husband and wife, and Hugh Allan Ross, Jr., as tenants in common with right of survivorship, of record as Instrument Number 20230502-0032486, Register's Office for Davidson County, Tennessee, dated April 25, 2023 and recorded on May 2, 2023.
Being the same property conveyed to Mark Ross and Jenna Ross, husband and wife, and Hugh Allan Ross, Jr., as tenants in common with right of Survivorship by Quitclaim Deed from Mark Ross and Jenna Ross, husband and wife and Hugh Allan Ross, Jr., of record as Instrument Number 20230418-0028561, Register's Office for Davidson County, Tennessee, dated April 17, 2023 and recorded on April 18, 2023.
Being the same property conveyed to Mark Ross and Jenna Ross, husband and wife, and Hugh Allan Ross, Jr., a married man by Warranty Deed from Linda R. Arnold and David M. Roehrig of record as Instrument Number 20230412-0026953, Register's Office for Davidson County, Tennessee, dated April 7, 2023 and recorded on April 12, 2023.

The above referenced property was investment property and has never been the principal marital residence for the Grantor.

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 Book 974, Page 94, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1117, Page 669, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Driveway Agreement in Book 1972, Page 401, Register's Office for Davidson County, Tennessee.
- Warranty Deed of Flowage Easement in Book 2157, Page 455, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill filed July 18, 2024 of record in Instrument No. 20240718-0054232, Register's Office for Davidson County, Tennessee.
- Notice of Completion recorded July 16, 2024 of record in Instrument No. 20240716-0053459, 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: **3910 B 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 13th DAY OF AUGUST, 2024.

Hugh Allan Ross, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HUGH ALLAN ROSS, JR., 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 13th of August, 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