WARRANTY DEED

Karen Johnson Davidson County
Batch# 1197717 DEEDWARR
10/24/2024 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20241024-0082822

File No. EY-24-7816

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2024

Notary Public

MY COMMISSION EXPIRES: 3/3/2025

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-03-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron McKinney	First Heritage Mortgage	
(NAME)	(NAME)	
1412 Huffine Street	1133 Ocean Ave DD6733	072-11-0-008.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Lakewood NJ 0870	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Anthony Ross and Marty Ross, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aaron McKinney, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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 Batson-Oakley Subdivision, not of record, described according to a survey made by Lewis D. Justice, Surveyor, February 11 and 12, 1947, as follows:

Beginning on the southerly margin of Huffine Street at the northeast corner of the property conveyed to Gary West of record in 20010109-0002821, in the Register's Office for said County; thence with said Street, South 86 degrees 30 minutes East 49.38 feet to the corner of Lot Number 5 (Instrument No. 20230703-0050492, R.O.D.C..); thence with the line between said two lots, Southwardly 214.5 feet to the northerly line of Lot Number 3 (Instrument No. 20001213-0122712, R.O.D.C..); thence with said line, Westwardly 43 feet; thence North 7 degrees 7 minutes East 213.8 feet to the beginning.

Being the same property conveyed to Anthony Ross and Marty Ross, husband and wife by Warranty Deed from Burkett Homes, Inc., a Tennessee Corporation of record in Instrument No. 201510070102411 Register's Office for Davidson County, Tennessee, dated September 30, 2015 and recorded on October 07, 2015. Scriveners Affidavit of record in Instrument No. 20151202-0121272, Register's Office for Davidson County, Tennessee, recorded on December 2, 2015.

This is property more commonly known as 1412 Huffine Street, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 24th day of October, 2024.

Anthony Ross

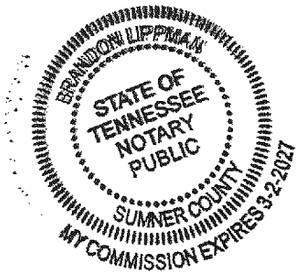
Marty Ross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of October, 2024, before me personally appeared Anthony Ross and Marty Ross, 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.

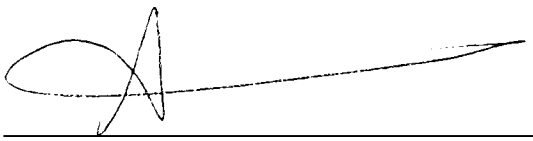
Witness my hand, at office, this 24th day of October, 2024.

Notary Signature
My commission expires: 3-2-27



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **10-24-2024**.



Affiant Signature — **10-24-2024** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **10-24-2024**.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal