WARRANTY DEED

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 24th day of January, 2025

Notary Public

My commission expires. 5/9/2026
(AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1230239 DEEDWARR
01/27/2025 09 40 10 AM 2 pgs
Fees $13 00 Taxes $4,625 00

20250127-0005934

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204-3126

File no. 37643-3

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Daren Ross	**Cornerstone First Mortgage, LLC**	**145-09-0-061-00**
5849 Merrimac Court	**2655 Camino Del Rio North #450**	
Nashville, TN 37215	**San Diego, CA 92108**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kathryn Agnew and Lewis Samuel Agnew, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daren Ross, an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS 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. 53 on the Plan of Section 7, Tyne Valley Estates, as of record in Book 3700, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being all of the same property vested in Kathryn Agnew and Lewis Samuel Agnew, wife and husband, by Warranty Deed dated May 24, 2013, from George Allen and wife, Catherine Allen, of record in Instrument No. 20130528-0053145, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1. **All matters shown on the Plan of record in Book 3700, Page 9, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2. **Restrictive Covenants contained in instrument of record in Book 3899, page 262, said Register's Office. Said restrictions are not applicable to portions thereof that have already expired.**

This is improved property, known as 5849 Merrimac Court, Nashville, TN 37215

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 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(s) this **24th** day of **January, 2025.**

Kathryn Agnew

Lewis Samuel Agnew

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kathryn Agnew and Lewis Samuel Agnew,** the within-named seller, 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 at Nashville, Tennessee, this 24th day of January, 2025

Notary Public

My Commission Expires: 5/9/2026

