Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 250149900

Karen Johnson
Batch # 1265639
04/29/2025 10 44 09 AM
Fees $13 00 Taxes $4,736 00

Davidson County
DEEDWARR
2 pgs

20250429-0032896

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,280,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of April, 2025.

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Commission Expires Sept. 21, 2026

Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Deborah Ferrell and Paul Brent Ferrell, Sr. 18 Foxhall Close Nashville TN 37215	New Owner	Tax Parcel ID No. 117-09-0A-018.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anne McAdoo Ross, Trustee of the Ross Family Trust, dated November 14, 2023** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Deborah Ferrell and Paul Brent Ferrell, Sr., wife and husband,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No.18 on the Plan of Foxhall Close as of record in Plat Book 4860, Page 46, as amended in Book 5005, Page 136 and Book 5807, Page 69, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Anne Ross, a married woman by Warranty Deed from Emily J. Adkins, Executrix of The Estate of Pamela Irene Adkins of record in Instrument No. 20140522-0044332, Register's Office for Davidson County, Tennessee, dated May 13, 2014 and recorded on May 22, 2014.

Being the same property conveyed to Anne McAdoo Ross, Trustee of the Ross Family Trust, dated November 14, 2023 by Quitclaim Deed from Anne Ross, a married woman of record in Instrument No. 20231114-0088873. Register's Office for Davidson County, Tennessee, dated November 14, 2023 and recorded on November 14, 2023.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4860, Page 46 and amended in Book 5005 page 136, Book 5807 Page 69, Book 5380 Page 122 and Book 5839 Page 610 , Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4954, Page 586 as amended in Book 5832 Page 378, Book 5875 Page 873, Instrument Numbers 20150226-0016797, 20171228-0132013 and 20230707-0052100, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easement of record in Book 3401, Page 545, Book 3947 Page 20, Book 6897 Page 51, in the Register's Office for Davidson County, Tennessee.

Right of Access of record in Book 4844, Page 826, in the Register's Office for Davidson County, Tennessee.

Agreement of record in Book 5792, Page 781, in the Register's Office for Davidson County, Tennessee.

Deeds of Conveyance of record in Book 5016, Page 553 and Book 5016 Page 577, in the Register's Office for Davidson County, Tennessee.

Charter for Foxhall Close Homeowners Association of record in Instrument Number 20150226-0016796, in the Register's Office for Davidson County, Tennessee.

Conveyance of Common Areas to Foxhall Close Cooperative Corporation of record in Book 5140, Page 411, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 18 Foxhall Close Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor warrants this instrument is effective as of the 28th day of April, 2025.

Anne McAdoo Ross, Trustee of the Ross Family Trust, dated November 14, 2023.

BY: Anne McAdoo Ross, Trustee
Anne McAdoo Ross, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anne McAdoo Ross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Ross Family Trust, dated November 14, 2023 , the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of April, 2025.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026