Karen Johnson Davidson County
Batch# 1299247 DEEDWARR
07/18/2025 11:11:30 AM 4 pgs
Fees: $23.00 Taxes: $2,423.50
20250718-0056754

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 25-5104
Parcel ID: 091-09-0S-001.00-CO

Property Address:
5914A Maxon Avenue, Nashville, TN 37209

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
SAME AS NEW OWNER

Address of New Owner:
JOHN T. ERNST
5914A MAXON AVENUE
NASHVILLE, TN 37209

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **SETH R. ROSS- GRANDA and KELSEY M. GRANDA, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **JOHN T. ERNST, an unmarried man and RACHEL E. HOOPMAN, an unmarried woman,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit 1 of Homes on Maxon 1 and 2, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes on Maxon 1 and 2, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160715-0073110, Register's Office for Davidson county, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of homes on Maxon 1 and 2, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160715-0073110, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to SETH R. ROSS- GRANDA and KELSEY M. GRANDA, husband and wife by Deed dated March 24, 2017 from WHITE PINES BUILDING GROUP, LLC, a Tennessee Limited Liability Company, recorded March 28, 2017, in Instrument Number 20170328-0030170, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 5914A Maxon Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2025 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Instrument Number 20160708-0069806, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer and/or Storm Drainage Easement granted to Metropolitan Government of Nashville and Davidson County as contained in Book 4014, page 705, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20160715-0073110 and Instrument Number 20160722-0075976, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 4th day of June, 2025.

Seth R. Ross-Granda by Kelsey M. Granda, his Attorney in-fact

SETH R. ROSS- GRANDA by KELSEY M. GRANDA, his Attorney-In-Fact, of record in Instrument No. 202507180056753 Register's Office for Davidson Co. TN.

KELSEY M. GRANDA

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named KELSEY M. GRANDA, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that she, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 4th day of June, 2025.

Notary Public

SANDY McCOLLUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 7/18/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ON THIS 4th day of June, 2025, before me personally appeared KELSEY M. GRANDA, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of SETH R. ROSS-GRANDA, and who acknowledged that she executed the same as the free act and deed of SETH R. ROSS-GRANDA.

WITNESS my hand and official seal this 4th day of June, 2025.

Notary Public

SANDY McCOLLUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 7/18/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $655,000.00.

Affiant

SWORN TO and subscribed before me on this 4th day of June, 2025.

Notary Public

My Commission Expires: 3/25/28

SONDRA BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202507180056754

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Brittney Clark, 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 JUNE 4, 2025 (date of document).

Brittney Clark
Affiant Signature

JULY 18, 2025
Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 18TH day of JULY, 2025.

Notary Signature

My Commission Expires: 1-14-26
Notary Seal

