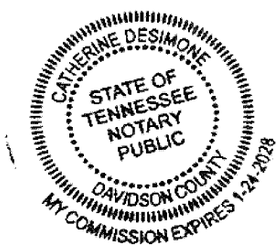
Karen Johnson Davidson County
Batch# 1308961 DEEDWARR
08/12/2025 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20250812-0064183

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$500,000.00~~. Affiant Subscribed and sworn to before me, this the 11th day of August, 2025. Notary Public My commission expires: 1/24/2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Anna Grosser and Joel Grosser	Rocket Mortgage, LLC	073-16-0-012.00
2440 Cabin Hill Road	1050 Woodward Avenue	
Nashville, TN 37214	Detroit, MI 48226	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CRISSY POPE AND JASON POPE, INDIVIDUALLY AND AS HEIRS TO THE ESTATE OF LINDA NELL TINSLEY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANNA GROSSER AND JOEL GROSSER, MARRIED TO EACH OTHER**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 87 on the Map of Sunset View Subdivision, Section 1, Revised of record in Book 2663, page 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 87 fronts 165 feet on the northerly side of Cabin Hill Road and runs back 206 feet on the westerly line and 101.6 feet on the easterly line to a line in the rear which is a broken line, measuring 205 feet thereon.

Being the same property conveyed to Linda J. McShane and husband, Bruce H. McShane by Warranty Deed from Ernest M. Tyree and wife, Dorothy Ann Tyree of record in Instrument No. 20001128-0116665 Register's Office for Davidson County, Tennessee, dated November 15, 2000 and recorded on November 28, 2000.

Being the same property conveyed to Linda Nell McShane by Final Decree, dated October 31, 2005, of record in Instrument No. 20051115-0138173, Register's Office for Davidson County, Tennessee. Linda Nell McShane aka Linda Tinsley ("Linda"), died on September 6, 2024. Affadavit of Heirship record in Instrument No. 20250331-0023865 vesting title to Jason Pope and Crissy Pope.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2440 Cabin Hill Road, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of August, 2025.

Crissy Pope

Jason Pope

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Crissy Pope and Jason Pope, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of August, 2025.

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 11. 2025.

Affiant Signature

12th day of August, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of August, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028