WARRANTY DEED

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF August, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

File #25-DW-0108-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jay Hardin Ross	**NEW OWNER**	
(NAME)	(NAME)	**103 04 3C 002.00**
109 Westhampton Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

DONALD HELLEN AND DARLENE HELLEN, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JAY HARDIN ROSS, A MARRIED MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B, on the plan of 110 46TH AVENUE NORTH TOWNHOMES, a Horizontal Property Regime (with Private Elements), filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20210817-0110933, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Donald Hellen and Darlene Hellen, husband and wife, by Special Warranty Deed from Richland Building Partners, LLC, a Tennessee limited liability company, of record Instrument No. 20230424-0029964, in the Register's Office of Davidson County, Tennessee, dated April 21, 2022 and recorded on April 24, 2023.

Being part of the same property conveyed to Richland Building Partners, LLC, a Tennessee limited liability company, by Warranty Deed from Kimmy L. Perryman, unmarried, of record Instrument No. 20210504-0059432, in the Register's Office of Davidson County, Tennessee, dated April 30, 2021 and recorded on May 04, 2021.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A RESUBDIVISION OF LOTS NOS. 1 & 2, JOHNSON BRANSFORD'S SUBDIVISION OF THE NORTHWEST PART OF BLOCK NO. 28 - SYLVAN PARK SUBDIVISION, as recorded in Plat Book 5190, Page 333.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210817-0110933.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20230105-0001016.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **DONALD HELLEN** as Attorney-in-Fact for **DARLENE HELLEN**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number __202508290069567__, Register's Office for **Davidson** County, Tennessee.*

Karen Johnson Davidson County
Batch# 1316698 DEEDWARR
08/29/2025 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $6,105.00
20250829-0069568

This is ____ **unimproved** __X___ **improved** property known as: **108 46th Avenue North, Nashville, TN 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 29th day of August, 2025.

Donald Hellen

Darlene Hellen by Donald Hellen her Attorney-In-Fact

Darlene Hellen by Donald Hellen, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DONALD HELLEN**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **DARLENE HELLEN**, and who acknowledged he/she/they executed the same as the free act and deed of the said **DARLENE HELLEN**.

Witness my hand and official seal this **29th** day of **August, 2025**.

Notary Signature
My Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of August, 2025, before me personally appeared Donald Hellen, 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 29th day of August, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

True Copy Certification

I, **Denise Woods,** 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 this the 29 day of August, 2025.

Denise Woods
Affiant Signature
Date 8-29-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29 day of August, 2025.

C. Loy Carney
Notary's Signature
MY COMMISSION EXPIRES:

