Name and Address of New Owner:
Robert A. Gross, Jr.
4819 Whites Creek Pike, Nashville, TN 37189

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1321490 DEEDWARR
09/12/2025 11:34:30 AM 4 pgs
Fees: $23.00 Taxes: $1,343.10
20250912-0072988

This Instrument Prepared By:
Mason Lillie powered by BLT
231 Public Square, Ste 220
Franklin, TN 37064

Map & Parcel No: 030-00-0-020.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Samantha Kisiel, a single person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Robert A. Gross, Jr., a single person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat of DARRYL SCHUTT LAND of record in Plat Book 8250, Page 213, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Samantha E. Kisiel, by Warranty Deed from Pecan Valley Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No 20210804-0104811, in the Register's Office of Davidson County, Tennessee, dated July 29, 2021 and recorded on August 04, 2021.

This property more commonly known as 4819 Whites Creek Pike, Nashville, TN 37189

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.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of September, 2025.

_____(SEAL)
Samantha Kisiel

STATE OF FLORIDA
COUNTY OF ST. JOHN'S

On this 8th day of September, 2025, before me personally appeared Samantha Kisiel, 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 8th day of September, 2025.

_____
Notary Signature Markehl West
My commission expires: 1/10/2028
ID Presented Passport

MARKEHL WEST
Notary Public - State of Florida
Commission # HH 479547
My Comm. Expires Jan 10, 2028
Bonded through National Notary Assn.

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $363,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Samantha Kisiel

STATE OF FLORIDA
COUNTY OF ST. JOHN'S

Sworn to and subscribed before me this 8th day of September, 2025. by means of physical presence by Samantha Kisiel

Notary Signature
My commission expires: 1/10/2028
ID Produced: Florida Driver License

MARKEHL WEST
Notary Public - State of Florida
Commission # HH 479547
My Comm. Expires Jan 10, 2028
Bonded through National Notary Assn.

Tennessee Certification of Electronic Document

I, Maile Gentry, 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 Sept. 9, 2025 (date of document).

M A Gentry

Affiant Signature

9/12/2025

Date

State of Florida

County of Palm Beach

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

Notary's Signature

MARY MELLO
Commission # HH 400055
Expires September 18, 2027

MY COMMISSION EXPIRES:

NOTARY'S SEAL