Karen Johnson Davidson County
Batch # 1330272 DEEDWARR
10/03/2025 02:23:12 PM 2 pgs
Fees $13.00 Taxes $1,480.00
20251003-0079128

Prepared by:
Centennial Title Company, Inc
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1237

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rose A. Smith, as Trustee of The Rose Ann Smith Family Trust dated December 28, 2011**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew Ross and Annakate Tefft Ross, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 6 on the Plan of Corder Heights Subdivision, of record in Plat Book 1835, Page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Rose A. Smith and husband, Charles M. Smith by Warranty Deed from Patricia J. Buell and Christina Wilson of record in Instrument No. 20060804-0095760 Register's Office for Davidson County, Tennessee, dated July 28, 2006 and recorded on August 04, 2006. Charles M. Smith having since died on October 7, 2006 leaving Rose A. Smith as sole tenant by entirety.

Being the same property conveyed to Rose A. Smith, as Trustee of The Rose Ann Smith Family Trust dated December 28, 2011 by Quitclaim Deed from Rose A. Smith of record in Instrument No. 20120125-0006892, Register's Office for Davidson County, Tennessee, dated December 28, 2011 and recorded on January 25, 2012.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2105 Rosecliff Drive, Nashville, TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Andrew Ross **Annakate Tefft Ross** **1015 Mitchell Road** **Nashville, TN 37206**	**New OWNER**	**083-04-0-031.00**

WITNESS THE EXECUTION HEREOF this 30th day of September, 2025.

The Rose Ann Smith Family Trust dated December 28, 2011

Rose A. Smith, Trustee

By: Rose A. Smith, Trustee

State of Tennessee)
County of Davidson)

On this 30th day of September, 2025, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Rose A. Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Trustee of the maker, The Rose Ann Smith Family Trust dated December 28, 2011, that she is authorized by the maker to execute this instrument, and that she has executed this instrument on behalf of The Rose Ann Smith Family Trust dated December 28, 2011, as Trustee.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 400,000.00.**

Affiant

Sworn and subscribed before me on this the 30th day of September, 2025.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON