Name and Address of New Owner:
Gabrielle Ellis
3405 Old Anderson Road, Unit 203
Antioch, TN 37013

Send Tax Bills To:
New Owner

This Instrument Prepared By
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1358159
12/15/2025 02:27:18 PM
Fees: $18.00 Taxes: $1,080.40
Davidson County
DEEDWARR
3 pgs
20251215-0099589

Map & Parcel No: 136150A04900CO

## 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, **Roderica Gross, unmarried,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gabrielle Ellis, unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 49 on the Plan of First Revision to Phase 2, Final Plat, Watercrest Townhomes, a Horizontal Property Regime, of record in Book 11190, page 81, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Roderica Gross, unmarried by Warranty Deed from Datya Porter, unmarried, dated September 15, 2013, of record in Instrument No. 20130919-0098791, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2026 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 3405 Old Anderson Road, Unit 203, Antioch, TN 37013

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.

NotaryCam Doc ID: 15506389-b6ab-450a-b1fe-399fe586cf2a

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of December, 2025.

Roderica Gross
_____(SEAL)
Roderica Gross

Michigan

STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~ Macomb

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

Witness my hand and official seat, this the 11th of December, 2025.

Joe Youanes
Notary Public
My Commission Expires: 1/26/2027
(SEAL)

JOSEPH YOUANES
Notary Public - State of Michigan
County of Macomb
My Commission Expires Jan 26, 2027

Completed via Remote Online Notarization using 2 way Audio/Video technology.

## 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 $292,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Stephanie Waddell
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 11th day of December, 2025.

Melissa Jansen
Notary Signature
My commission expires: 9-16-29

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

# CERTIFICATE OF AUTHENTICITY

I, Stephanie Woodall, 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 12/11/2025.

Date

Stephanie Woodall
Affiant Signature

12/11/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of December, 2025.

Notary's Signature

My Commission Expires: 7-2-29
Date

Notary's Seal (if on paper)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY