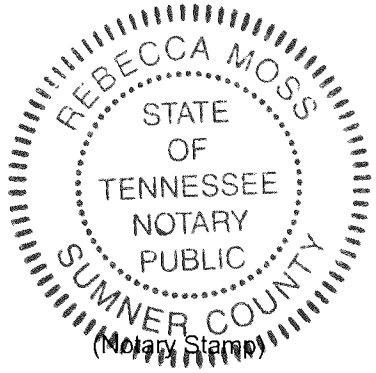
Karen Johnson Davidson County
Batch# 1427483 DEEDWARR
06/03/2026 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20260603-0049918



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Brenda Norton
Affiant

Subscribed and sworn to before me, this May 27, 2026.

Rebecca Moss
Notary Public

My commission expires: 4.29.27

THIS INSTRUMENT PREPARED BY:
Keith H Solomon, Attorney
PRE-LTC, LLC
174 Saundersville Road
Suite 102
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jordan Powell and Erika Robles		025-08-0A-168.00-CO
509 Killarney Park	SAME AS ABOVE	
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

John Clarkson Ross and Anne-Elise Cain Ross, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Jordan Powell, a married man and Erika Robles, a married woman

(hereinafter called the "Grantees"), Grantees heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 168 on the Final Plat, Parkview Preserve, Phase 2, of record in Instrument No. 20191112-0116375, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Clarkson Ross and Anne-Elise Cain, as joint tenants with right of survivorship by Warranty Deed from Kristin Alstott, a single woman of record in Instrument No. 20230711-0052945 Register's Office for Davidson County, Tennessee, dated July 5, 2023 and recorded on July 11, 2023.

This is [X] improved [ ] unimproved property known as 509 Killarney Park, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, Grantees heirs and assigns, forever.

GRANTORS COVENANTS with the said Grantees that Grantees is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANTS and binds Grantors, Grantors heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, Grantees 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.

IN WITNESS WHEREOF the Grantors has hereunto executed this instrument on this the 27 day of May, 2026.

John Clarkson Ross

Anne-Elise Cain Ross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, John Clarkson Ross and Anne-Elise Cain Ross, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Grantors executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 27 day of May, 2026.

Notary Public
My Commission Expires: 3.23.27

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

PRE-LTC, LLC File No. 26-13133-7626

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 __**05/27/2026**_____ (**date of document**).

_____
Affiant Signature

_____**05/27/2026**_____
_ **Date**

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this
27th day of
May, 2026

_____
Notary's Signature
My Commission Expires:_____

