Karen Johnson Davidson County
Batch# 1478348 DEEDWARR
09/28/2026 01:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260928-0089647

THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027

DEED CREATING TENANCY BY THE ENTIRETY

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(i), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Susana O. Ross

Susana O. Ross, Affiant

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029

Subscribed and sworn to before me,
this 28th day of September, 2026.

Notary Public

My Commission Expires: 5/28/2029

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
David Michael Ross and Susana O. Ross 4515 Wayland Drive Nashville, TN 37215	David Michael Ross and Susana O. Ross 4515 Wayland Drive Nashville, TN 37215	Map: 104-8 Parcel: 216

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **David Michael Ross, Trustee of the DAVID MICHAEL ROSS REVOCABLE TRUST u/a dated October 14, 2015** (David Michael Ross is also known as David M. Ross. Such trust is also known as, and is the same trust as, the David M. Ross Revocable Trust u/a dated October 14, 2015) (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **DAVID MICHAEL ROSS and SUSANA O. ROSS**, husband and wife, as tenants by the entirety (collectively, the "Grantee"), their successors and assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property locate in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 9 in the subdivision of Lot on Block No. 34 of O B Hayes Plan of Large Lots in the City of Nashville, Tennessee.

Said Lot No. 9 fronts 55 feet on the Westerly side of Seventeenth Avenue South (Formerly Addison Street) and runs back between parallel lines 156 ½ feet, more or less, to an alley.

Being the same property conveyed by David M. Ross to David M. Ross, Trustee of the David M. Ross Revocable Trust u/a dated October 14, 2015 by deed dated October 14, 2015 (David Michael Ross is also known as David M. Ross. Such trust is also known as, and is the same trust as, the David M. Ross Revocable Trust u/a dated October 14, 2015), of record as Instrument Number 20151019-0105804, in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1231 17th Avenue South, Nashville, Tennessee.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, their successors and assigns, forever; and Grantor does covenant with Grantee that Grantor 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 otherwise disclosed to the Grantee. Grantor does further covenant and bind himself and his successors and representatives to warrant and forever defend the title to said land to Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This deed is made pursuant to the provisions of Tenn. Code Ann. § 66-1-109 for the express purpose of creating a tenancy by the entirety in and to the above-described property in said Grantee.

[Signature on the following page.]

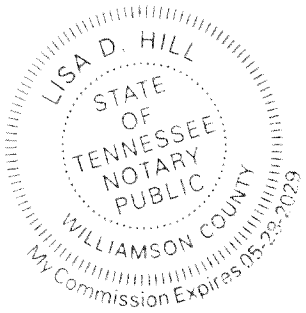
SIGNED this the ___ day of _____, 2026.

David Michael Ross, Trustee of the DAVID MICHAEL ROSS REVOCABLE TRUST u/a dated October 14, 2015 (David Michael Ross is also known as David M. Ross. Such trust is also known as, and is the same trust as, the David M. Ross Revocable Trust u/a dated October 14, 2015)

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David Michael Ross, Trustee of the DAVID MICHAEL ROSS REVOCABLE TRUST u/a dated October 14, 2015** (David Michael Ross is also known as David M. Ross. Such trust is also known as, and is the same trust as, the David M. Ross Revocable Trust u/a dated October 14, 2015), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 28th day of September, 2026.



Notary Public

My Commission Expires: 5/29/2029

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 September 28, 2026.

9-28-2026
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 28th day of September, 2026.

Lisa D. Hill
Notary Public

My Commission Expires: 5/28/2029

Notary's Seal (if on paper)

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029