Karen Johnson Davidson County
Batch# 1478418 DEEDWARR
09/28/2026 03:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260928-0089735

THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

GENERAL WARRANTY DEED

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)(vi), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Susana O. Ross

Susana O. Ross, as Trustee, Affiant

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

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-23-2029

Notary Public

My Commission Expires: 5/23/2029

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
David Michael Ross and Susana O. Ross, Co-Trustees of the David and Susana Ross Tennessee Community Property Trust 4515 Wayland Drive Nashville, TN 37215	David Michael Ross and Susana O. Ross, Co-Trustees of the David and Susana Ross Tennessee Community Property Trust 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, we, **DAVID MICHAEL ROSS and wife, SUSANA O. ROSS** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **DAVID MICHAEL ROSS and SUSANA O. ROSS, as Co-Trustees of the DAVID AND SUSANA ROSS TENNESSEE COMMUNITY PROPERTY TRUST under agreement dated September 28, 2026** (the "Grantee"), its

successors and assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located 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 Michael Ross, Trustee of the David Michael Ross Revocable Trust u/a dated October 14, 2015 to David Michael Ross and Susana O. Ross, husband and wife, by deed dated September 28, 2026 recorded as Instrument No. 20260928-0089647, 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, its 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 themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, its 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.

[Signatures on the following page.]

SIGNED this the 28th day of September, 2026.

DAVID MICHAEL ROSS

SUSANA O. ROSS

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 and SUSANA O. ROSS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-23-2029

Notary Public

My Commission Expires: 5/23/2029

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