Name and Address of New Owner:
Justin Whitney
517 Haynes Street
Nashville, TN 37207

Send Tax Bills To:
Pinnacle Bank
15025 Ballancroft Pkwy, 2nd floor
Charlotte, NC 28277

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 751307 DEEDWARR
11/08/2021 02:06:26 PM 2 pgs
Fees: $13.00 Taxes: $980.50
20211108-0149009

Map & Parcel No: 071 05 0 057.00

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, **Justin L. Cross, single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Justin Whitney, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 19, of E. T. Browns Subdivision of Parts of Lots 9 & 10 of Brooklyn, a plat which is of record in Plat Book 322, Page 60, in the Register's Office for Davidson, Tennessee. Said Lot No. 19 fronts 50 feet on the Northwest side of Haynes Street and extends back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Justin L. Cross, single man by Warranty Deed from HBG Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20201116-0135205, in the Register's Office of Davidson County, Tennessee, dated November 13, 2020 and recorded on November 16, 2020.

This is improved property known as 517 Haynes Street, Nashville, Tennessee 37027.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-P-21-517

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of November, 2021.

Justin L. Cross (SEAL)

Justin L. Cross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of November, 2021, before me personally appeared Justin L. Cross, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand this 1st day of November, 2021.

Notary Signature
My commission expires: 6-21-25

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $265,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
1st day of November, 2021.

Brian D. Mitchell
Notary Public
My commission expires:_____
File No. 2021-3592

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023