WARRANTY DEED Karen Johnson Davidson County Batch# 828582 **DEEDWARR** 03/25/2022 10:48:14 AM 2 pgs Fees: $13.00 Taxes: $14,800.00 20220325-0034693 File No. EY-21-1409	STATE OF TENNESSEE COUNTY OF DAVIDSON $4,000,000.00 THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ' Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2022 Stacey Denson Palmer Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 9/16/2023 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Crossing Holding, LLC	New Owners	
(NAME)	(NAME)	071-01-0-071.00
1308 Murfreesboro Rd		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **W Trinity Land Development GP, a Tennessee general partnership**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Crossing Holding, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being shown on the plat entitled "Consolidation Of Property-Joseph Herrod Property," of record as Instrument Number 20030825-0122822, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description, and being generally described as follows:

Tract 1
Being Lot No. 26 in E.O. Scruggs Monticello Plan, of record in Book 57, Page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 30 feet on the South side of Winstead Avenue and runs back between parallel lines along the East side of a 10 foot alley, 100 feet to a 10 foot alley in the rear.

Tract 2
Being Lot No. 27 in the E. O. Scruggs Monticello Plan, of record in Book 57, Page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 30 feet on the South side of Winstead Avenue and runs back between parallel lines 100 feet to an alley.

Tract 3
Being Lot No 28 in E. O. Scruggs Monticello Plan, of record in Book 57, Page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 30 feet on the South side of Winstead Avenue and runs back 100 feet to an alley.

Tract 4

8GF21503

and being Lot Nos. 38 thru 44; part of a closed alley; the South part of Lot Nos. 16 and 20; all of Lot Nos. 21 thru 24 and part of Lot No. 25; part of Lot No. 6 and all of Lot Nos. 7 thru 10; and part of Lot Nos. 11, 12 and 13, all of said lots being located on the Map of Monticello or Map of E.C. Scruggs Subdivision of Lot Nos. 2 and 3 of Subdivision of Clemons Land in Minute Book "E", Page 551, Chancery Court for Davidson County, Tennessee.

Being the same property conveyed to Southern Summit, LLC, a Tennessee limited liability company by General Warranty Deed from John W. Newell and wife, Judy Newell of record in Instrument No. 201512150125843 Register's Office for Davidson County, Tennessee, dated December 14, 2015 and recorded on December 15, 2015.

Being the same property conveyed to W Trinity Land Development GP, a Tennessee general partnership by General Warranty Deed from Southern Summit, LLC, a Tennessee limited liability company dated November 22, 2021 and filed for record on November 23, 2021 as Instrument no. 20211123-0155361, Register of Deeds Office for Davidson County Tennessee.

This is property more commonly known as 503 West Trinity Lane, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my/our hand this 10th day of March, 2022.

W Trinity Land Development GP, a
Tennessee Partnership

By: _____
Ryan Lux, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of March, 2022, before me personally appeared Ryan Lux, Authorized Agent of W Trinity Land Development GP, 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, at office, this 10th day of March, 2022.

_____
Notary Signature
My commission expires:

01-06-2025

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson