Karen Johnson Davidson County
Batch# 848335 DEEDWARR
04/29/2022 02:05:34 PM 2 pgs
Fees: $13.00 Taxes: $1,235.80
20220429-0050183

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $334,000.00.

George Verie Wood
Affiant

Subscribed and sworn to before me, this 21 day of APRIL, 2022.

BRIAN PAYNE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public
My commission expires: 11/08/22

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
GEORGE V. WOOD 227 MYHR GREEN NASHVILLE, TN 37221	New Owner	142070C10400CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAROLYN CROSSNO, unmarried, by and through her attorney-in-fact, TIMOTHY CROSSNO,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **GEORGE V. WOOD and FREDA N. WOOD, husband and wife,** hereinafter called the Grantees, their successors 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 UNIT NO. 104, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF ASHLEY GREEN, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED, OF RECORD IN BOOK 7184, PAGE 44, CORRECTED IN BOOK 7467, PAGE 279, AMENDED IN BOOK 7482, PAGE 312, AND INSTRUMENT NO. 20111101-0084880, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT C TO THE AFOREMENTIONED MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO CAROLYN CROSSNO, UNMARRIED, BY WARRANTY DEED FROM CHARLOTTE B. EVANS DATED MARCH 12, 2010, RECORDED MARCH 15, 2010, OF RECORD IN INSTRUMENT NO. 20100315-0019333, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TIMOTHY CROSSNO is the attorney-in-fact for CAROLYN CROSSNO. See Durable General Power of Attorney of record in Instrument No. 20220307-0025709, Davidson County Register of Deeds.

This property is improved property known as 227 MYHR GREEN, NASHVILLE, TN 37221.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 8 day of APRIL, 2022.

Carolyn Crossno by Timothy Crossno her attorney in fact
CAROLYN CROSSNO BY TIMOTHY CROSSNO, HER ATTORNEY IN FACT

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TIMOTHY CROSSNO**, the herein bargainor, 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, and who further stated that he is the attorney-in-fact for **CAROLYN CROSSNO** and acknowledged that he executed the within instrument for the purposes therein contained as his attorney-in-fact and had authority to so act.

Witness my hand and seal this 8 day of APRIL, 2022.

Notary Public
Commission expiration date: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON