Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-BM-22-5205

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Karen Johnson Davidson County
Batch# 908992 **DEEDWARR**
08/26/2022 02:36:20 PM 2 pgs
Fees: $13.00 Taxes: $3,792.50

20220826-0096714

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,025,000.00

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Subscribed and sworn to before me this 24th day of August, 2022.

Notary Public
My commission expires: 7/9/24

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Peter J. Risse and Christine McGuire 113 38th Ave N Nashville, TN 37209	New Owner	160-04-0-108

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Seth Henson Crosby and Emily S. Crosby, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Peter J. Risse and Christine McGuire, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1129 on the plan of Brentwood Hall, Section XI, of record in Book 2331 Page 134, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Seth Henson Crosby and Emily S. Crosby, husband and wife, by deed from Doris Hosse of record in Instrument No. 20170816-0084051, Register's Office for Davidson County, Tennessee, and dated August 15, 2017.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable

8. All matters appearing on the plan of Brentwood Hall of record in Book 2331 Page 134 Register's Office for Davidson County, Tennessee.

9. Subject to the Covenant, Condition, or Restriction, recorded in Book 2543, Page 155 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 5205 Kincannon Drive, Nashville, TN 37220

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 24th day of August, 2022.

Seth Henson Crosby

Emily S. Crosby

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of August, 2022, before me personally appeared Seth Henson Crosby and Emily S Crosby, 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 24th day of August, 2022.

Notary Signature
My commission expires: 2/12/23

