WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,600,000.00

Affiant

File #2023-0017

Karen Johnson Davidson County
Batch# 972670 DEEDWARR
02/21/2023 10:55:19 AM 2 pgs
Fees: $13.00 Taxes: $5,920.00

20230221-0012116

bscribed and sworn to before me on February 17th, 2023.

)TARY PUBLIC
Commission Expires:

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES: AUG. 16, 2024

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY AND RETURNED TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL #:
Beth Landman Roach, Trustee of The Amended And Restated Roach Joint Revocable Trust 116 W Tyne Dr. Nashville, TN 37205	New Owner	130-05-0-014.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **TREVOR L. CROSS AND BONNIE B. CROSS, HUSBAND AND WIFE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **BETH LANDMAN ROACH, TRUSTEE OF THE AMENDED AND RESTATED ROACH JOINT REVOCABLE TRUST, DATED JANUARY 3, 2020**, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6, Block I, as shown on the map entitled 2nd Revised Plan of Highlands of Belle Meade No. 2, Blocks I, J, and L, of record in Book 1130, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to TREVOR L. CROSS AND BONNIE B. CROSS, HUSBAND AND WIFE, by deed from MARGARET S. BOND, UNMARRIED, of record in Instrument No.20140731-0068392, dated July 24, 2014, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 116 W. Tyne Drive, Nashville, Tennessee 37205.

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, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 our hands on February 16, 2023.

Grantor:

Trevor L. Cross

Bonnie B. Cross

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **TREVOR L. CROSS AND BONNIE B. CROSS**, the within named bargainors, 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, at office, this 16th day of February, 2023.

Notary Public
My Commission expires: My Commission Expires

January 17, 2027

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY