WARRANTY DEED

Karen Johnson Davidson County
Batch# 1025800 **DEEDWARR**
07/13/2023 10:26:16 AM 2 pgs
Fees: $13.00 Taxes: $7,400.00

20230713-0053686

File #23-PA-0092-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SEZEN YILMAZ MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kathryn Gurusamy and Pradyumna Gurusamy	**New Owner**	
(NAME)	(NAME)	
902 Montrose Avenue	NEW OWNER	**118 01 0 466.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **IAN M. CRON AND ANNE R. CRON, CO-TRUSTEES OF CRON FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED MAY 15, 2023,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHRYN G. GURUSAMY AND PRADYUMNA GURUSAMY, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Montrose Place of record in Plat Book 57, Page 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ian M. Cron and Anne R. Cron, Co-Trustees, Cron Family Revocable Living Trust Agreement dated May 15, 2023, by Quitclaim Deed from Ian Cron and Anne Cron, husband and wife, of record in Instrument No. 20230522-0038007, in the Register's Office of Davidson County, Tennessee, dated May 15, 2023 and recorded on May 22, 2023.

Being the same property conveyed to Ian Cron and Anne Cron, husband and wife, by Warranty Deed from Christopher W. Smith and Virginia Smith, husband and wife, of record in Instrument No. 20210211-0019408, in the Register's Office of Davidson County, Tennessee, dated February 10, 2021 and recorded on February 11, 2021.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Montrose Place, as recorded in Book 57, Page 93.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **902 Montrose Avenue, Nashville, TN 37204**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 11th day of July, 2023.

Cron Family Revocable Living Trust Agreement dated May 15, 2023

By: _____
Ian M. Cron, Trustee

By: _____
Anne R. Cron, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of July, 2023, before me personally appeared Ian M. Cron and Anne R. Cron, Co-Trustees of Cron Family Revocable Living Trust Agreement dated May 15, 2023, 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 11th day of July, 2023.

_____
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204