Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 150
Nashville, TN 37215

Warranty Deed

Karen Johnson Davidson County Batch# 1059741 DEEDWARR 10/11/2023 11 37 52 AM 2 pgs Fees $13 00 Taxes $2,978 50 20231011-0079658	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $805,000 00 Affiant Subscribed and sworn to before me, this the 10th day of October, 2023. Notary Public My commission expires

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
Spencer Cross and Alla Cross	NEW OWNER	083-16-0C-002 00-CO
2660 B Barclay Drive		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CATHY GUTHRIE AND JIMMY WAYNE GUTHRIE, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALLA CROSS AND SPENCER CROSS, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. B, Homes at 2660 Barclay, a Horizontal Property Regime with Private Elements, as shown on plat of record in Plat Book 3106, Page 88, on "Exhibit B" of the Declaration of Covenants, Conditions and Restrictions for Homes at Barclay, a Horizontal Property Regime with Private Elements, as shown of record at Instrument No. 20200529-0055645, 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 a portion of the same property conveyed to Burkett Homes, Inc., a Tennessee Corporation by Warranty deed from Kathy S Martin, executor of Dorothy Martin estate of record in Instrument No. 20200430-0045246 Register's Office for Davidson County, Tennessee, dated April 27, 2020 and recorded on April 30, 2020

Being the same property conveyed to Cathy Guthrie and Jimmy Wayne Guthrie, wife and husband by Warranty deed from Burkett Homes, Inc., a Tennessee Corporation of record in Instrument No. 20211013-0137756 Register's Office for Davidson County, Tennessee, dated October 08, 2021 and recorded on October 13, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable

The address of the herein described property is believed to be 2660 B Barclay Drive, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of October, 2023

Cathy Guthrie

Cathy Guthrie

Jimmy Wayne Guthrie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Cathy Guthrie and Jimmy Wayne Guthrie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of October, 2023.

Notary Public

My Commission Expires: 3 - 3 - 26

