Karen Johnson Davidson County
Batch# 1059948 DEEDWARR
10/12/2023 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,468.25
20231012-0079926

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230945830**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $396,823.00. Affiant Subscribed and sworn to before me, this 10th day of October, 2023. Notary Public My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

WARRANTY DEED

Address New Owner: Taylor L. Faust and Laura L. Faust and Paul A. Faust 5816 Leslie Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-10-0-047.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Spencer M. Cross and Alla S. Cross, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Taylor L. Faust, an unmarried woman, and Laura L. Faust and Paul A. Faust, wife and husband, as joint tenants with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 52, as shown on the map entitled Subdivision of Lots 39 and 40 in the Division of B.F. Cockrill Farm, of record in Plat Book 332, page 41, 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 SPENCER M. CROSS AND ALLA S. CROSS, HUSBAND AND WIFE, by deed from WEST NASHVILLE LIVING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20180928-0096580, dated September 27, 2018, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 091-10-0-047.00.

Matters shown on the Plan of record in Book 332, page 41, said Register's Office.

This is improved property located at 5816 Leslie Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of October, 2023.

Spencer M. Cross

Alla S. Cross

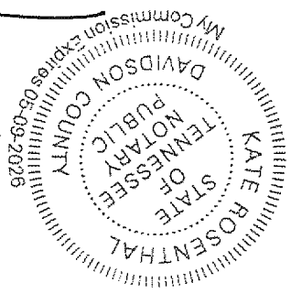
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Spencer M. Cross and Alla S. Cross, 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 10th day of October, 2023.

Notary Public

My Commission Expires: _____



WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 7-2152-SL

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, do hereby make oath that I am a licensed Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 10/10/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 10/10/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of October, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

