RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

# WARRANTY DEED

BOX 10-A

Karen Johnson
Batch # 1080473
12/11/2023 10:51:39 AM
Fees: $13.00 Taxes: $7,955.00

Davidson County
DEEDWARR
2 pgs

20231211-0095284

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF December, 2023

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 04-12-2025

**THIS INSTRUMENT WAS PREPARED BY:**
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Treg Warner | NEW OWNER | |
| (NAME) | (NAME) | |
| 3935 Cross Creek Road | | 117 13 0R 002.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **3933 CROSS CREEK PARTNERS GP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TREG WARNER**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of ThirtyNine-ThirtyThree Cross Creek Road, A Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing ThirtyNine-ThirtyThree Cross Creek Road, A Horizontal Property Regime With Private Elements, of record in Instrument No. 20220524-0059944, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.**

**Being a part of the same property conveyed to 3933 Cross Creek Partners, GP, by Warranty Deed from Alicia A. Brim, married, of record in Instrument No. 20220329-0035999, in the Register's Office of Davidson County, Tennessee, dated March 08, 2022 and recorded on March 29, 2022.**

**Being a part of the same property conveyed to Alicia A. Brim, by Quit Claim Deed from Homer T. Brim, of record in Book 10314, Page 111, in the Register's Office of Davidson County, Tennessee, dated January 07, 1997 and recorded on January 08, 1997.**

**Being a part of the same property conveyed to Homer T. Brim and wife, Alicia A. Brim, by Warranty Deed from Robert B. White and Thomas A. White, Co-Executors under the Will of Walter E. White, Sr., deceased, of record in Book 8521, Page 147, in the Register's Office of Davidson County, Tennessee, dated December 31, 1991 and recorded on January 03, 1992.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 3935 Cross Creek Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 8th day of December, 2023

3933 CROSS CREEK PARTNERS GP

BY: Ryan Maxwell

RYAN MAXWELL, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Ryan Maxwell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of 3933 Cross Creek Partners GP, a Tennessee general partnership, the within named bargainor, a partnership, and that he as such an Authorized Agent, an executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as Authorized Agent.

Witness my hand and official seal this 5th day of December, 2023.

D DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
11-3-2025

Commission expires:

Notary Public