Karen Johnson Davidson County
Batch# 1081258 DEEDWARR
12/12/2023 01:11:30 PM 3 pgs
Fees: $18.00 Taxes: $7,955.00
20231212-0095738

WARRANTY DEED

MARY KATHRYNE LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

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, 20

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Alice Xu and Sung Min Hong	New Owner	
(NAME)	(NAME)	
3933 Cross Creek Rd		117 13 0R 001.00
(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 **ALICE XU AND SUNG MIN HONG, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** 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. A 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, 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 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 part of the same property conveyed to Alicia A. Brim, by Quitclaim Deed from Homer T. Brim, of record in Book 10314, Page 111, in the Register's Office of Davidson County, Tennessee, dated January 7, 1997 and recorded on January 8, 1997.

Being 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 3, 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.

MO2023-1344

unimproved
This is improved x property, known as 3933 Cross Creek Rd, 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 8th day of December, 2023.

Commission expires:

S. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

MO2023-1344

Tennessee Certification of Electronic Document

I, Mary Katherine Lawson, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/11/23 (date of document).

Affiant Signature

12/11/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

