Karen Johnson
Batch # 1085495
12/27/2023 08:24:00 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20231227-0099054

Recording is requested as an accommodation only, without verification or warrantee. It has not been examined as to its Execution or as to its effect upon title.

RECORDING REQUESTED BY, AND WHEN RECORDED MAIL TO:
Legal Production Service
1985 Yosemite Avenue, Suite 125
Simi Valley, CA 93063

Mail Tax Statements to: New Owner
Megan Ashley Cross, TTEE
The Megan Cross Trust
2143 Brentwood Ave.
Simi Valley, CA 93063

==========SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUST TRANSFER DEED

GRANT DEED
The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:
*****There is no consideration for this transfer*****
There is no Documentary Transfer Tax due.
This is a Trust Transfer to a Revocable Trust of which the Grantor is the Trustor, Trustee and Lifetime Beneficiary with retained right of revocation.

For Value Received, the Grantors, **Megan Cross, a single person**, does hereby sell, grant, assign and transfer to the Grantee, **Megan Ashley Cross,** Trustee of **The Megan Cross Trust, dated December 1, 2023**, all of the Grantor's right, title and interest in and to the following real property in the County of **Davidson**, State of **Tennessee**, as described:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Section One (Revised), Caldwell Hall of record in Plat Book 2900, Page (s) 57 through 59 inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Commonly known as: 4800 Blackman Court, Nashville, Tennessee 37211

Subject to all covenants, conditions, restrictions, reservations, rights, rights of way and easements of record.

This transfer shall be binding upon and shall inure the benefit of the parties hereto, their heirs, administrators, executors, legal representatives, successors and assigns.

IN WITNESS WHEREOF, We have signed this Trust Transfer Deed on December 1, 2023.

Megan Cross

Instrument was prepared by:
Legal Production Service
1985 Yosemite Ave. Suite 125
Simi Valley, CA 93063

CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

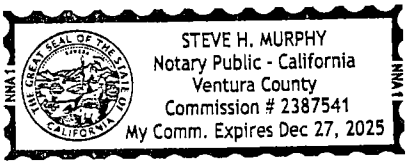
STATE OF **California**)
)ss.
COUNTY OF **Ventura**)

On December 1, 2023, before me, STEVE H. MURPHY, a Notary Public in and for said State, personally appeared **Megan Cross** who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument are the persons, or the entities upon behalf of which the persons acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL

Signature: _____ (Seal)



Karen Johnson Davidson County
Batch# 861497 DEEDWARR
05/24/2022 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20220524-0060003

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5-9-2023

(AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: MAY 9, 2023

G-P-22-4800

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Megan Cross	New Owner	
(NAME)	(NAME)	**147-06-0-127.00**
4800 Blackman Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **PETER WILLIAMS AND SERENA FLOWERS WILLIAMS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MEGAN CROSS, A SINGLE PERSON,** 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. 6 on the Plan of Section One (Revised), Caldwell Hall of record in Plat Book 2900, Page (s) 57 through 59, inclusive, 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 Peter Williams and Serena Flowers Williams, husband and wife by Warranty deed from Patrick Derrick, married of record in Instrument No. 20180917-0092214 Register's Office for Davidson County, Tennessee, dated September 14, 2018 and recorded on September 17, 2018.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page (s) 57 through 59, inclusive, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4800 Blackman Court, Nashville, Tennessee 37211**.

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.