THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240246786

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,850,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of February, 2024.

Notary Public
My Commission Expires

Karen Johnson
Batch # 1104422
02/26/2024 09:35:11 AM
Fees: $13.00 Taxes: $6,845.00

Davidson County
DEEDWARR
2 pgs

20240226-0012815

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
3916A Cross Creek Road Trust PO Box 121859 Nashville, TN 37212	New Owner	Tax Parcel ID No. 117 14 0I 001.00

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, **The Courtyards at Cross Creek, LLC, a Tennessee limited liability compnay** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **3916A Cross Creek Road Trust**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 3916A of 3916 Cross Creek Road, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 3916 Cross Creek Road, a Horizontal Property Regime, of record in Instrument Number 20210119-0007605, 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 The Courtyards at Cross Creek, LLC, a Tennessee limited liability company, by Warranty Deed from Lawrence S. Rosenberg, of record in Instrument No. 20191031-0111960, in the Register's Office of Davidson County, Tennessee, dated October 30, 2019, and recorded on October 31, 2019.

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.

Taxes for the year 2024 and thereafter, a lien not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Sugar Tree Subdivision, as recorded in Plat Book 1424, Page(s) 100.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210119-0007605.

Covenants, Conditions and Restrictions as set forth in Protective Covenants recorded in Book 1715, Page 101, and Petition recorded in Book 4809, Page 928.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3914, Page 581, Book 3914, Page 585, Book 3920, Page 844, Instrument No. 20040603-0065537.

Easement for Ingress and Egress, recorded in Instrument No. 20210119-0007606.

This is improved property located at 3916A Cross Creek Road Nashville TN 37215

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 21st day of February, 2024.

Courtyards at Cross Creek, LLC

By: Victor Bishara, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Victor Bishara, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Courtyards at Cross Creek, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 21st day of February, 2024.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024