WARRANTY DEED

Karen Johnson Davidson County
Batch# 1136739 DEEDWARR
05/20/2024 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,618.52
20240520-0037395

File No. AD-24-6606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $707,707.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2024

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry L. Nelson and Bryson R. Nelson	**New Owner**	
(NAME)	(NAME)	083-09-0-164.00
1302 Woodland Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, I/we, **Trisha Cruz, Trustee of Trisha Cruz Living Trust dated September 18, 2023**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barry L. Nelson, a married man and Bryson R. Nelson, a married man, as joint tenants with rights of survivorship**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being part of Lots No. 2 and 3, on the plan of E.S. Priest's Subdivision of 3.A. 8.P. Edgefield Plan of record in Plat Book 161, Page 43, in the Register's Office of Davidson County, Tennessee. Beginning at a point on the Southerly margin of Woodland Street, formerly Lindsley Avenue, 50.5 feet Easterly from 13th Street, the Northeast corner of Lot No. 1 in said subdivision; thence Southwardly with the dividing line between Lot Nos. 1 and 2,186 feet 8-1/2 inches to an alley; thence Eastwardly with said alley, 53.0 feet; thence in a Northerly direction crossing the dividing line between said Lot Nos. 2 and 3 at a point 53.0 feet from Woodland Street, in all 193 feet 5-1/2 inches, more or less, to Woodland Street; thence Westwardly with Woodland Street, 49.5 feet to the beginning.

Being the same property conveyed to Trisha Cruz, an unmarried woman by Warranty Deed from Michelle L. Spezia and Jacob Thomas Murray, wife and husband of record in Instrument No. 20210304-0028706 Register's Office for Davidson County, Tennessee, dated February 26, 2021 and recorded on March 04, 2021.

Being the same property conveyed to Trisha Cruz, Trustee of the Trisha Cruz Living Trust dated September 18, 2023 by Quitclaim Deed from Trisha Cruz, an unmarried woman of record in Instrument No. 20231004-0078305 Register's Office for Davidson County, Tennessee, dated October 04, 2023 and recorded on October 04, 2023.

This is property more commonly known as 1302 Woodland Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 20th day of May, 2024.

Trisha Cruz Living Trust dated September 18, 2023

By: _____
Trisha Cruz, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Trisha Cruz, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Trustee of the Trisha Cruz Living Trust dated September 18, 2023, the within named bargainor, and that she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Trustee.

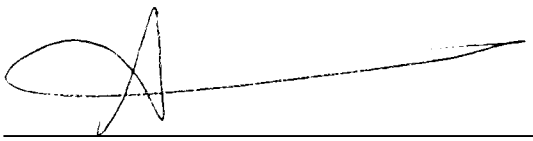
Witness my hand, at office, this 20th day of May, 2024.

_____
Notary Signature
My commission expires: 3·3·24

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **May 20, 2024**.



Affiant Signature

05/20/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **May 20, 2024**.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal