Karen Johnson
Batch # 1140890
05/30/2024 10:35:07 AM
Fees: $13.00 Taxes: $11,655.00

Davidson County
DEEDWARR
2 pgs

20240530-0040071

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P24-6976-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
William N. Howorth and Donna Camellia Howorth	New Owner	117-02-0-165.00
(NAME)	(NAME)	
3024 23rd Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Million One Hundred Fifty Thousand And No/100 Dollars ($3,150,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TODD CRUSE AND CARLIE CRUSE, AS TRUSTEES OF THE CRUSE REVOCABLE LIVING TRUST, DATED AUGUST 22, 2019**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM N. HOWORTH AND DONNA CAMELLIA HOWORTH, HUSBAND AND WIFE**, 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:

Land in Davidson County, Tennessee, being Lot No. 8, Section 3 on the Plan of W. V. Davidson's Hillsboro Highlands, Sections 2 & 3, of record in Plat Book 843, Page 23, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Todd R. Cruse and Carlie C. Cruse, husband and wife by Warranty Deed from Stone Oak Builders, LLC., a Tennessee Limited Liability Company of record in Instrument No. 20190422-0036573, Register's Office for Davidson County, Tennessee, dated April 16, 2019 and recorded on April 22, 2019.

Being the same property conveyed to Todd Cruse and Carlie Cruse, Trustees of the Cruse Revocable Living Trust, dated August 22, 2019, as tenants by the entireties by Warranty Deed from Todd R. Cruse, who is one and the same as Todd Cruse, and Carlie C. Cruse, who is one and the same as Carlie Cruse, husband and wife, of record in Instrument No. 20190828-0086847, Register's Office for Davidson County, Tennessee, dated August 22, 2019 and recorded on August 28, 2019.

Being the same property conveyed to Todd Cruse and Carlie Cruse, husband and wife, as joint tenants by Quitclaim Deed from Todd Cruse and Carlie Cruse, as Trustees of the Cruse Revocable Living Trust, dated August 22, 2019, as tenants by the entireties, of record in Instrument No. 20210312-0032843, Register's Office for Davidson County, Tennessee, dated February 22, 2021 and recorded on March 12, 2021.

Being the same property conveyed to Todd Cruse and Carlie Cruse, as Trustees of the Cruse Revocable Living Trust, dated August 22, 2019 by Quitclaim Deed from Todd Cruse and Carlie Cruse, husband and wife, as joint tenants, of record in Instrument No. 20210325-0039278, Register's Office for Davidson County, Tennessee, dated March 10, 2021 and recorded on March 25, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved ☒ property, known as 3024 23rd Avenue South, Nashville, TN 37215
(House No.) (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 successors 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 our hands this 28 day of May, 2024.

The Cruse Revocable Living Trust, dated August 22, 2019

By: _____
Todd Cruse, Trustee

By: Carlie Cruse
Carlie Cruse, Trustee

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Todd Cruse and Carlie Cruse**, with whom I am personally acquainted and who, upon oath, acknowledged themselves to be the **Trustees** of **the Cruse Revocable Living Trust, dated August 22, 2019**, the within named bargainor, and Trust, and that they as such Trustees being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Todd Cruse and Carlie Cruse**, as such **Trustees**.

Witness my hand and official seal this the 28 day of May, 2024.

My Commission expires Nov 8, 2027

_____
Notary Public