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

Karen Johnson
Batch # 1148424
06/18/2024 11:17:45 AM
Fees: $13.00 Taxes: $7,955.00

Davidson County
DEEDWARR
2 pgs

20240618-0045779

WARRANTY DEED

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDER
WHICHEVER IS GREATER FOR THIS TRANSFER IS
$2,150,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/17/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-10773-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank, please use the address of the new owner**	MAP-PARCEL
Spencer Crosswy and Megan Crosswy		116-13-0-082.00
6017 Post Road	**NEW OWNER**	
Nashville, TN 37205		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Foster Investment Group LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Spencer Crosswy and spouse, Megan Roddick Crosswy, a sixty-eight percent (68%) interest, and William Caldwell Crosswy and spouse, Susan Nordin Crosswy, a thirty-two percent (32%) interest, the 68% and 32% interests, as they relate to one another, are to be held in tenancy in common

HEREINAFTER CALLED THE GRANTEE(S), 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. 50 on the Plan of Harding Park of record in Plat Book 2331, Page 120, 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 Music City Holdings LLC, a Texas limited liability company by Warranty Deed from John Taylor, a single man of record in Instrument No. 20220505-0052032 Register's Office for Davidson County, Tennessee, dated April 29, 2022 and recorded on May 05, 2022.

Being the same property conveyed to Foster Investment Group, LLC, a Tennessee series limited liability company series No. 2202 by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20220517-0056395 Register's Office for Davidson County, Tennessee, dated April 29, 2022 and recorded on May 17, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 6017 Post Road Nashville, TN 37205

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on June 17th, 2024.

Foster Investment Group LLC, a Tennessee Limited Liability Company

By: Patrick Scott Foster
Patrick Scott Foster, Member

By: Michelle Erica Anderson
Michelle Erica Anderson, Member

STATE OF Texas
COUNTY OF Johnson

Before me, **by audio-visual communication**, the undersigned, an online Notary Public of said County and State, personally appeared Patrick Scott Foster, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member (or other officer authorized to execute the instrument) of Foster Investment, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member, executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of June, 2024.

Samuel Perry
Notary Public
Notary Public, State of Texas

My Commission Expires: 12/21/2024
Electronically signed and notarized online using the Proof platform.

Samuel Perry
ID NUMBER
13283508-4
COMMISSION EXPIRES
December 21, 2024

STATE OF Texas
COUNTY OF Johnson

Before me, **by audio-visual communication**, the undersigned, an online Notary Public of said County and State, personally appeared Michelle Erica Andreson, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member (or other officer authorized to execute the instrument) of Foster Investment, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Member, executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of June, 2024.

Samuel Perry
Notary Public
Notary Public, State of Texas

My Commission Expires: 12/21/2024

Samuel Perry
ID NUMBER
13283508-4
COMMISSION EXPIRES
December 21, 2024

File #: 2024-10773-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Electronically signed and notarized online using the Proof platform.