THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250149841** Karen Johnson Davidson County Batch# 1236591 DEEDWARR 02/12/2025 12:36:30 PM 3 pgs Fees: $18.00 Taxes: $1,406.00 20250212-0010724	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $380,000.00. Affiant Subscribed and sworn to before me, this 11th day of February, 2025. Notary Public My Commission Expires: 3/9/27 T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Nashville Metro Holdings, LLC 3000 Meridian Blvd Ste 160 Franklin TN 37067	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072 14 0 407.00

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, **Gale A. Newsom and Thomas E. Cross and Joyce E. Marsh and Martha E. Simpson and Samuel N. Cross** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nashville Metro Holdings, LLC, a Tennessee limited liability company**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Being Lot No. 12 on the Plan of JEAN'S ESTATES A RE-SUBDIVISION OF LOT 1 OF THE M.M. HARVILL SUBDIVISION, as of record in Book 3500, Page 144, Register's Office for Davidson County, Tennessee.

Beginning at a point on the Southerly side of Jean's Court, the common corner of Lots 11 and 12; thence with the margin of Jean's Court, Eastwardly 85.15 feet to the beginning of a curve; thence around said curve Southeastwardly 39.3 feet to a point on the Westerly side of Scott Avenue; thence with the margin of the same, Southwardly 71 feet to the common corner of Lots 12 and 13; thence with the line between said lots, Westwardly 98 feet to the common rear corner of Lots 11, 12 and 13; thence with the line between Lots 11 and 12, Northwardly 92.2 feet to the Point of Beginning.

Being the same property conveyed to Thomas J. Cross and wife, Hazel B. Cross, by Warranty Deed from Cumberland Builders, Inc., of record in Book 4922, Page 764, in the Register's Office for Davidson County, Tennessee, dated June 16, 1975 and recorded on June 17, 1975. The said Thomas J. Cross died on June 9, 1994, then Hazel B. Cross died June 27, 2008 intestate. See Affidavit of Heirship recorded in Instrument No. 20221115-0121743, Register's Office for Davidson County, Tennessee.

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 2025 and thereafter, 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 JEAN'S ESTATES A RE-SUBDIVISION OF LOT 1 OF THE M.M. HARVILL SUBDIVISION, as recorded in Plat Book 3500, Page(s) 144.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3885, Page 409.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 2110 Scott Avenue Nashville TN 37216

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 11th day of February, 2025.

Gale A. Newsom

Thomas E. Cross

Joyce E. Marsh

Martha E. Simpson

Samuel N. Cross by Gale A. Newsom as Attorney-in-fact

Samuel N. Cross by Gale A. Newsom as
Attorney-in-fact Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gale A. Newsom, Thomas E. Cross, Joyce E. Marsh, and Martha E. Simpson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of February, 2025.

Notary Public
My Commission Expires: 5/8/2028

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gale A. Newsom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Samuel N. Cross and that she is authorized by Samuel N. Cross to execute this instrument on their behalf.

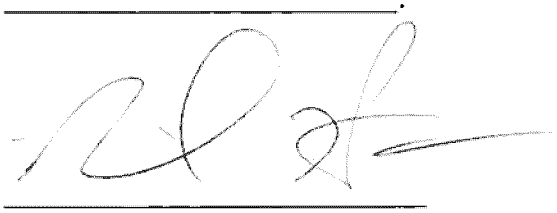
Witness my hand, at office, this 11th day of February, 2025.

Notary Public
My Commission Expires: 5/8/2028

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Certificate of Authenticity

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or 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 **February 11, 2025**.



Affiant Signature

2/11/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **25** day of **February**, 20**25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

