THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241149417** Karen Johnson Davidson County Batch # 1242761 DEEDWARR 03/04/2025 09 36 43 AM 2 pgs Fees $13 00 Taxes $4,440 00 20250304-0015979	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,200,000 00 Affiant Subscribed and sworn to before me, this 28th day of February, 2025. Notary Public My Commission Expires ABIGAIL WOODARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20 2026

WARRANTY DEED

Address New Owner. Kinney Living Trust dated October 15, 2020 3 Maxwell Glen San Antonio, TX 78257	Send Tax Bills To: New Owner	Tax Information. Tax Parcel ID No 158 04 0A 034.00

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, **David L. Cross, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gregory M. Kinney and Marsha C. Kinney, Trustees of the Kinney Living Trust dated October 15, 2020, and any amendments thereto,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of REVISED SECTION TWO, OTTER WOOD of record in Plat Book 6900, Pages 598-602, 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 David L. Cross, Individually, by Quitclaim Deed from Hunter Cross and Cindy Ryan, Co-Trustees of The Cross Revocable Residence Trust dated June 22, 2021, of record in Instrument No. 20241030-0083420, in the Register's Office of Davidson County, Tennessee, dated October 15, 2024 and recorded on October 30, 2024.

Being the same property conveyed to Hunter Cross and Cindy Ryan, Co-Trustees of The Cross Revocable Residence Trust dated June 22, 2021, by Quitclaim Deed from David L Cross and wife, Kathryn L. Cross, of record in Instrument No 20210729-0102227 and Correction recorded in Instrument No 20240919-0072633, in the Register's Office of Davidson County, Tennessee, dated June 22, 2021 and recorded on July 29, 2021.

Being the same property conveyed to David L. Cross and wife, Kathryn L Cross, by Quitclaim Deed from Kathryn L Cross, of record in Instrument No. 20141001-0090607, in the Register's Office of Davidson County, Tennessee, dated September 25, 2014 and recorded on October 01, 2014.

Being the same property conveyed to Kathryn L. Cross, by Quitclaim Deed from David L Cross, of record in Instrument No. 20070821-0099821, in the Register's Office of Davidson County, Tennessee, dated August 08, 2007 and recorded on August 21, 2007.

Being the same property conveyed to David L Cross and wife, Kathryn L. Cross, by Special Warranty Deed from Third National Bank, of record in Book 9393, Page 949, in the Register's Office of Davidson County, Tennessee, dated June 29, 1994 and recorded on June 30, 1994.

Kathryn L. Cross joins in this conveyance for the purpose of conveying all right, Title, and interest she may have in and to the above described property as spouse of David L. Cross.

David L. Cross is signing this Warranty Deed as Attorney-in-Fact for Kathryn L. Cross pursuant to the Durable General Power of Attorney of record in Instrument No. 20210918-0072498, Register's Office of Davidson County, Tennessee, dated June 21, 2021, and recorded September 18, 2024

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED SECTION TWO, OTTER WOOD, as recorded in Plat Book 6900, Page(s) 598-602

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, OTTER WOOD, as recorded in Plat Book 6900, Pages 458-462.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ADDITION TO COMMON OPEN SPACE, OTTERWOOD HOMEOWNERS ASSOCIATION, INC., as recorded in Plat Book 8250, Page 859 and Plat Book 9700, Page 529

Declaration of Covenants, Conditions and Restrictions recorded in Book 7260, Page 483 as amended in Book 8762, Page 199.

Easement for Sanitary Sewer, recorded in Book 8204, Page 239 and Book 8204, Page 243

Easement for Water and Sewerage Services, recorded in Book 8204, Page 251 and Book 8204, Page 256.

Easement for Piedmont Natural Gas, recorded in Instrument No's. 20130129-0009256, 20130129-0009259 and Instrument No 20130129-0009299.

Easement recorded in Book 7667, Page 218 as corrected in Book 7942, Page 678

Agreement as set forth in instrument recorded in Book 7152, Page 750

Charter for Otterwood Homeowners' Association, Inc. recorded as Book 7292, Page 315

This is improved property located at 28 Park Meadows 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 26th day of February, 2025

David L. Cross

David L Cross

Kathryn L. Cross

Kathryn L. Cross by David L. Cross, 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, David L. Cross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Kathryn L Cross and that he is authorized by Kathryn L. Cross to execute this instrument on her behalf.

Witness my hand, at office, this 26th day of February, 2025

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028