Name and Address of New Owner:
Austin Lee Davis
1510 Demonbreun Street, 503
Nashville, TN 37203

Send Tax Bills To: **New Owner**

Karen Johnson Davidson County
Batch# 1243041 DEEDWARR
03/05/2025 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20250305-0016479

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 093-09-0A-003-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Crosby Wright and Liana Cornacchio NKA Liana Wright, joint tenants with right of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Austin Lee Davis, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 503 of The Rhythm at Music Row, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Rhythm at Music Row of record in Instrument 20070725-0088390, amended in Instrument 20080219-0015612, Instrument 20080410-0036475, Instrument 20080701-0068043, Instrument 20081201-0116444, Instrument 20090608-0053187, Instrument 20090625-0059073, Instrument 20110324-0022950, Instrument No. 20110906-0068936, and Instrument Number 20190404-0030779, Instrument Number 20190404-0030780, Instrument Number 20200707-0073280, Instrument Number 20200707-0073281 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Crosby Wright and Liana Cornacchio, joint tenants with right of survivorship, by Warranty Deed dated June 17, 2021 from Christopher Marlow and Lindsay Marlow, husband and wife, recorded June 18, 2021 in Instrument No. 20210618-0082851 in the Register's office.

Crosby Wright and Liana Cornacchio are now married. Liana Cornacchio is now known as Liana Wright.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of February, 2025.

(SEAL)
Crosby Wright

(SEAL)
Liana Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 2025, before me personally appeared Crosby Wright and Liana Wright, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of February, 2025.

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $460,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 28th day of February, 2025.

Notary Public
My commission expires: 3/25/25
File No. 2025-7601-RS

AMBER D MCNABB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-25-2025

202503050016479

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 02/28/2025 (date of document).

Affiant Signature

02/28/2025

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 28 day of February, 20 25.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202503050016479