WARRANTY DEED

Karen Johnson
Batch # 1243932
03/06/2025 11 11 31 AM
Fees $13 00 Taxes $3,481 73

Davidson County
DEEDWARR
2 pgs

20250306-0016923

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $941,008 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES 05/08/2028

(AFFIX SEAL)

DONNA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Calvin Crossley and Margaret Crossley	NEW OWNER	
(NAME)	(NAME)	**083-04-0-123 00**
1220 Preston Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **CHASE EDWARD BURTIS, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CALVIN CROSSLEY AND MARGARET CROSSLEY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 1 on the Plan of Porter Heights, Section Six of record in Plat Book 2330, Page 161, 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 Chase Edward Burtis by Warranty Deed from John Thomas Burnette and Monika J Burnette F/K/A Monica J Holman, husband and wife of record in Instrument No 20201005-0115231 Register's Office for Davidson County, Tennessee, dated October 01, 2020 and recorded on October 05, 2020

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- Subject to all matters shown on the Plan of record in Plat Book 2330, Page 161, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 2796, Page 601, in the Register's Office for Davidson County, Tennessee
- Restrictive Covenant for Detached Structure of record in Instrument Number 20240904-0068010, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1220 Preston Dr., Nashville, Tennessee 37206**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 4th DAY OF MARCH, 2025

Chase Edward Burtis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHASE EDWARD BURTIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 4th of March, 2025

Notary Public
My Commission Expires
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212