Karen Johnson Davidson County
Batch# 1246207 DEEDWARRSP
03/14/2025 11:07:30 AM 6 pgs
Fees: $33.00 Taxes: $1,320.90
20250314-0018850

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

SPECIAL WARRANTY DEED

Exempt Pursuant to T.C.A. Code 67-4-409(____)

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
ERIC CROSS AND DIANA CROSS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY	ERIC CROSS AND DIANA CROSS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY	044 05 0F 002.00
306 ENSLEY AVE	306 ENSLEY AVE	
OLD HICKORY, TN 37138	OLD HICKORY, TN 37138	

This Deed executed this 4 day of March 20 25, for and in consideration of **Three Hundred Fifty-Seven Thousand and 00/100 Dollars ($357,000.00),** cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **NRZ REO VIII LLC, A DELAWARE LIMITED LIABILITY COMPANY** has/have this day bargained and sold, and do hereby transfer and convey unto the said **ERIC CROSS AND DIANA CROSS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows:

306 ENSLEY AVENUE, UNIT B, PRIVATE ELEMENT AS ESTABLISHED BY THE MASTER DEED FOR 304-306 ENSLEY AVENUE ("MASTER DEED"), A HORIZONTAL PROPERTY REGIME, OF RECORD IN INSTRUMENT NO. 20191028-0110345, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AS AMENDED IN INSTRUMENT NO. 20191120-0119992 AND IN ASSIGNMENT AGREEMENT RE: DEVELOPER'S RIGHTS, DUTIES AND RESPONSIBILITIES RECORDED IN INSTRUMENT NO. 20191121-0120341, SAID UNIT BEING DEPICTED ON THE SITE PLAN ATTACHED AS EXHIBIT B TO THE AFOREMENTIONED MASTER DEED, AS AMENDED, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF THE PROPERTY.

BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAY

Being the same premises conveyed to NRZ REO VIII LLC, A DELAWARE LIMITED LIABILITY COMPANY from NEW RESIDENTIAL BORROWER 2022-SFR2 LL, A DELAWARE LIMITED LIABILITY COMPANY by Deed dated 09/17/2024, and recorded on 09/27/2024, as Instrument No., 20240927-0075203, in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

Property known as: **306 ENSLEY AVE, OLD HICKORY, TN 37138.**
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our successors, assigns and legal representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 our hand this 4 day of MARCH, 20 25, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

NRZ REO VIII LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: _____
Name: REBECCA PETTY
Title: AUTHORIZED SIGNATORY

STATE OF CALIFORNIA)
COUNTY OF ALAMEDA)

The foregoing instrument was acknowledged before me this _____ day of _____ , 20 _____, by _____, who is personally known to me (or satisfactorily proven) to be the _____ of **NRZ REO VIII LLC, A DELAWARE LIMITED LIABILITY COMPANY** the _____herein and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

_____
Notary Public
My Commission Expires: _____

See Attached
Notarial Certificate

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Alameda, CA)

On MAR 4 2025 before me, DANIELLE C. SEES, NOTARY
(insert name and title of the officer)

personally appeared REBECCA DETTA,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DANIELLE C. SEES
Notary Public - California
Alameda County
Commission # 2510573
My Comm. Expires Jan 21, 2029

Signature _____ (Seal)

OATH OF VALUE STATEMENT

STATE OF
COUNTY OF

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 357,000 **, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.**

_____
Affiant
Authorized Signatory

Subscribed and sworn to before me this the ____ **day of** _____, **20**____ .

_____
Notary Public
My commission expires:
SEAL

See Attached
Notarial Certificate

Name and address for person(s) responsible for taxes:
ERIC CROSS AND DIANA CROSS
306 ENSLEY AVE
OLD HICKORY, TN 37138

Name and Address of property owner:
ERIC CROSS AND DIANA CROSS
306 ENSLEY AVE
OLD HICKORY, TN 37138

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WITNESS my hand and official seal.

DANIELLE C. SEES
Notary Public - California
Alameda County
Commission # 2510573
My Comm. Expires Jan 21, 2029

Signature _____ (Seal)

Tennessee Certification of Electronic Document

I, **Kathleen Smith**, 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 3-4-25 (date of document).

Affiant Signature

3-11-2025
Date

State of Pennsylvania

County of Bucks

Sworn to and subscribed before me this 11th day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Bucks County
My commission expires May 17, 2027
Commission number 1262568
Member, Pennsylvania Association of Notaries