Prepared by
Record and Return To
Lehman and Rosenthal Title, Inc
Burton Hills Blvd , Suite 130
Nashville, TN 37215

Warranty Deed

Karen Johnson
Batch # 1269833
05/07/2025 10 39 33 AM
Fees $13 00 Taxes $3,626 00

Davidson County
DEEDWARR
2 pgs

20250507-0035664

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $980,000 00

Affiant

Subscribed and sworn to before me, this the 6th day of May, 2025

Notary Public

My commission expires

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
David D Crosby and Kathryn Crosby	New owner	117 02 0 186 00
2807 22nd Avenue South		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KERI E. RUSHING, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID D. CROSBY AND KATHRYN CROSBY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 28 and the Northerly 35 feet of Lot 29 of Block No. 3, HILLSBORO HIGHLANDS SUBDIVISION, as of record in Book 843, Page 23, Register's Office for said County, described as follows:

Beginning on the Westerly margin of 22nd Avenue South, at the Southeast corner of the property conveyed to Joseph Neely Cook and wife, by deed from Lehman N. Black and wife, of record in Book 1815, Page 603, said Register's Office, being 3 feet South of the corner of Lots Nos. 27 and 28; thence with Cook's Southerly line, Westwardly 165 feet, more or less, to the common corner of Lots Nos 17, 18, 27 and 28, thence with the Easterly line of Lots Nos. 17 and 16, Southwardly 100 feet more or less to the Northwest corner of the property conveyed to Carrie E. Hollandsworth by deed from Oscar Bainbridge and wife, of record in Book 1046, Page 555, said Register's Office; thence with Hollandsworth's Northerly line, Eastwardly 165 feet to the Westerly margin of 22nd Avenue South, thence with same Northwardly 97 feet, more or less to the Beginning.

Being the same property conveyed to Keri E. Rushing, unmarried, by Warranty Deed from Margaret M. Horn and Phillip S. Cargile, husband and wife, of record in Instrument No. 20060227-0022271, in the Register's Office of Davidson County, Tennessee, dated February 10, 2006 and recorded on February 27, 2006.

Matthew Engelsath joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable

The address of the herein described property is believed to be 2807 22nd Avenue South, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of May, 2025.

Keri E. Rushing

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Keri E. Rushing, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of May, 2025

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/08/2028 DAVIDSON COUNTY

Matthew Engesath, spouse of Keri E. Rushing, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Matthew Engesath

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 6th day of May, 2025

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/08/2028 DAVIDSON COUNTY