This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $95,000.00.

Affiant

Subscribed and sworn before me this the 23rd day of May, 2025.

Notary Public
My commission expires: 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1277448 DEEDWARR
05/27/2025 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $351.50
20250527-0041226

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Julie and Richard Braastad	New Owner	048-00-0 164.00 & 199.00
15203 Radisson Road Ham Lake, MN 55304		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JEFFREY CROSS, UNMARRIED AND ANTHONY CROSS, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JULIE BRAASTAD AND RICHARD BRAASTAD, A MARRIED COUPLE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

TRACT I:
Land in Davidson County, Tennessee, described partly according to a survey made by Steve Draper, Surveyor, dated July 9, 1966 as follows:

BEGINNING at a point on the southerly margin of McCool Road at the northwest corner of the property conveyed to Alyne R. Gundlach by deed from David C. Rutherford of record in Book 4519, Page 382, Register's Office for said County; thence with Gundlach's western boundary line south 20 deg. east 790 feet to a point; thence south 62 deg. west 93 feet; thence south 52 deg. west 18 feet; thence north 20 deg. west 790 feet more or less to the southerly margin of said McCool Road; thence with the same north 57 deg. east 111 feet to the beginning, containing 2 acres more or less.

TRACT I is conveyed subject to a 50-foot wide easement across the rear one-half of TRACT I for roadway purposes as retained in deed of record In Book 4552, Page 985, Register's Office for Davidson County, Tennessee.

TRACT II:
Land In Davidson County, Tennessee, described partly according to a survey made by Steven Draper, Surveyor, July 9, 1966 as follows:

BEGINNING at a point in the southerly margin of McCool Road, 280 feet easterly from the northeast corner of the property conveyed to Gilbert R. Lewis and wife, by deed from David C. Rutherford, et ux of record in Book 4332, Page 810, Register's Office for Davidson County, Tennessee; thence with the southerly margin of said McCool Road eastwardly 169 feet more or less to the northwest corner of the property conveyed to Cyril G. Whiteside and wife; thence with Whiteside's western boundary line south 20 deg. east 419 feet more or less to the northerly margin of a proposed road; thence with the same south 54 deg. west 95.2 feet to the southeast corner of the property conveyed to Tony L. Barbee et ux by deed of record in Book 4742, Page 48, said Register's Office; thence with Barbee's eastern boundary line northwardly 420 feet more or less to the beginning.

Being the same property conveyed to Jeffrey Cross, unmarried, and Anthony Cross, married, as tenants in common, by Quitclaim Deed dated 05/15/2025, from Jeffrey Cross, unmarried, and Anthony Cross, now married, recorded 0/15/2025 in Instrument No. 20250515-0038208, Register's Office for Davidson County, Tennessee.

The purpose of this deed is to combine the two tracts into one tract (parcel).

Also being the same property conveyed to Jeffrey Cross, unmarried and Anthony Cross, unmarried, by Warranty Deed from Zenis Childress, unmarried, dated 11/05/2018 and recorded 11/07/2018 in Instrument No. 20181107-0110488, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 4870 & 4864 McCool Road, Nashville, TN 37218.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 23rd day of May, 2025.

Anthony S. Cross

Jeffrey A. Cross

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anthony S. Cross and Jeffrey A. Cross, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of May, 2025.

My commission expires: 06-29-27

Notary Public

HELEN F MACKEY
TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 06-29-27
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5/23/25.

Affiant Signature

5/27/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY