WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000 00

Donald Richard Cross
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF JUNE, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

B-WR-25-03312

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)
Donald Richard Cross	**The Turnkey Foundation, Inc. DBA Arbor Financial Group ISAOA**	
(NAME)	(NAME)	**133 03 0 174 00**
3312 Marcus Drive	**1805 E Garry Ave**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Santa Ana, CA 92705**	
(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, **GILLIAN H. HUTCHINSON AND HUSBAND, WAYNE HUTCHINSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DONALD RICHARD CROSS, UNMARRIED,** 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 200 on the Plan of GLENCOE ACRES, SECTION II, of record in Plat Book 1835, Pages 136, 137 and 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Gillian H Hutchinson and husband, Wayne Hutchinson, by Warranty Deed from Muriel C Lashbrook, unmarried, of record in Book 10438, Page 712, in the Register's Office of Davidson County, Tennessee, dated April 30, 1997 and recorded on May 02, 1997

This conveyance is subject to:
- Taxes and assessments for the year 2025 and subsequent years, not yet due and payable
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GLENCOE ACRES, SECTION II, as recorded in Plat Book 1835, Page(s) 136 to 138
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2088, Page 534 and as amended in Book 2105, Page 633
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4298, Page 658
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3312 Marcus Drive, Nashville, Tennessee 37211**

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

Karen Johnson Davidson County
Batch # 1285182 **DEEDWARR**
06/17/2025 10 31 06 AM 2 pgs
Fees $13 00 Taxes $2,035 00

20250617-0047421

Witness my/our hand(s) this the 13 DAY OF JUNE, 2025.

Gillian H Hutchinson

Wayne Hutchinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GILLIAN H HUTCHINSON, 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 13th of June, 2025

Notary Public
My Commission Expires: 1.22.29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp January 22 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WAYNE HUTCHINSON, 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 13th of June, 2025

Notary Public
My Commission Expires: 1.22.29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp January 22 2029
COUNTY OF DAVIDSON

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