WARRANTY DEED

ALEXIS STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

T-NRES-25-7526

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 2.24.2026

(AFFIX SEAL)

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)
Kash Steven Cross and Sierra Louise Cross	STUDIO BANK	
(NAME)	(NAME)	142-14-0B-012.00-CO
7526 Old Harding Pike	1550 W McEWEN DR. STE 40	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	FRANKLIN, TN 37067	
(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, **NRE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KASH STEVEN CROSS AND SIERRA LOUISE CROSS, HUSBAND AND WIFE,** 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. 12 on the Plan of Final Plat Phase I - Section VIII, River Plantation of record in Plat Book 6900, Pages 475 and 476, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Included in the a above description but excluded from this conveyance is a portion of subject property conveyed from Chung Thanh Dieu and wife, Tuyen Nguyen Dieu to Metropolitan Government of Nashville and Davidson County, Tennessee, dated 5/27/94 and recorded 6/13/94 in Book 9376, Page 801, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point on the existing Westerly margin of Old Harding Pike at Station 100+92.32, a distance of 30.00 feet left of the Survey Centerline as shown on Project No. 92-R-6, Sawyer Brown Road/Old Harding Road Intersection Improvements; thence leaving said point along the Westerly margin of Old Harding Road, North 20 degrees 42 minutes 07 seconds East a distance of 85.00 feet to a point; thence continuing North 69 degrees 17 minutes 54 seconds West a distance of 12.92 feet to a point; thence continuing South 20 degrees 46 minutes 57 seconds West a distance of 85.00 feet; thence continuing South 69 degrees 17 minutes 54 seconds East a distance of 13.04 feet to the point of beginning and containing an area of 1,102.96 square feet, more or less or approximately 0.025 acres, more or less.

Being the same property conveyed to NRE Investments, LLC by Warranty Deed from Kacie Weatherford, F/K/A Kacie Lee Sorace, unmarried of record in Instrument No. 20241209-0095577 Register's Office for Davidson County, Tennessee, dated December 05, 2024 and recorded on December 09, 2024.

Further being the same property conveyed to Kacie Lee Sorace, unmarried by Quitclaim Deed from Paul T. Sorace, an unmarried man of record in Instrument No. 20241202-0093572 Register's Office for Davidson County, Tennessee, dated November 29, 2024 and recorded on December 02, 2024.

Futher being the same property conveyed to Kacie Lee Sorace, unmarried by Quitclaim Deed from Michael D. Weatherford, an unmarried man of record in Instrument No. 20241202-0093573 Register's Office for Davidson County, Tennessee, dated October 16, 2024 and recorded on December 02, 2024.

Further being the same property conveyed to Kacie Lee Sorace and Paul T. Sorace, wife and husband, and Michael D. Weatherford, an unmarried man by Warranty Deed from Chung Thanh Dieu and wife, Tuyen Nguyen Dieu of record in Instrument No. 20120312-0021122 Register's Office for Davidson County, Tennessee, dated March 09, 2012 and recorded on March 12, 2012.

This conveyance is subject to:

Karen Johnson Davidson County
Batch# 1327955 DEEDWARR
09/29/2025 03:08:30 PM 4 pgs
Fees: $23.00 Taxes: $2,053.50
20250929-0077464

Warranty Deed

- Taxes for the year 2025 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Pages 475 and 476, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7389, Page 941, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws of River Plantation of record in Book 7389, Page 924, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 7402, Page 591, in the Register's Office for Davidson County, Tennessee.
- Warranty Deed between Diane Martin Caldwell, Trustee of the Caldwell Family Trust dated August 22, 1987 Vs. Metropolitan Government of Nashville and Davidson County TN of record in Book 9376, Page 801, in the Register's Office for Davidson County, Tennessee.
- In favor of Storm Water Detention Agreement of record in Book 7344, Page 438, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7526 Old Harding Pike, Nashville, Tennessee 37221**.

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 26th DAY OF SEPTEMBER, 2025.

NRE Investments, LLC

BY: _____
Jonathan Alan Silberman
President

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN ALAN SILBERMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the PRESIDENT of NRE INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th of September, 2025.

_____
Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT
CERTIFICATE OF AUTHENTICITY

I, Brian Mitchell, 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 September 26, 2025 (date of document).

Affiant Signature

Date September 26, 2025

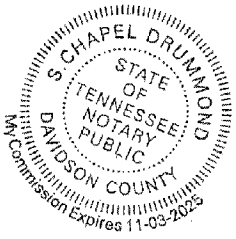
State of Tennessee

County of Davidson

Sworn to and subscribed before me this the 26th day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25



CERTIFICATE OF AUTHENTICITY

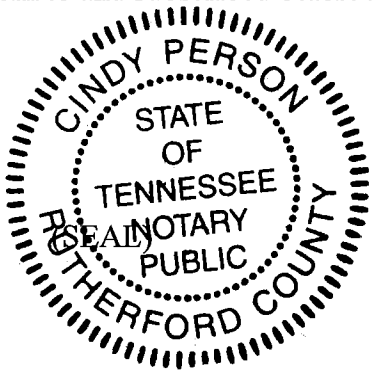
I, Alexis Steelman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9-26-2025.

A R Steelman
Affiant Signature

9-29-2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 29 day of September, 2025.



(SEAL)

Cindy Person
Notary Public

My Commission Expires: 4-19-2027

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