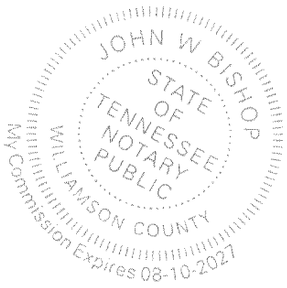
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$2,025,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF November, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Taylor Rust	CrossCounty Mortgage, LLC	
(NAME) 1301 Saxon Drive	(NAME) 2160 Superior Avenue	145-07-0-020.00
(ADDRESS) Nashville, TN 37215	(ADDRESS) Cleveland, OH 44114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TREVER CHASE TUMMINS, UNMARRIED, AND ASHLEY MARIE GODSEY, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY TAYLOR RUST, AN SINGLE WOMAN** HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 34 on the Plan of Hillmont Estates, Section Two of record in Plat Book 3700, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Trever Chase Tummins and Ashley Marie Godsey, husband and wife, by Warranty Deed from Suzanne Swift Ford and Christopher Bruce Swift, Co-Executors of the Estate of Margie U. Swift, deceased of record in Instrument No. 20210706-0090567 Register's Office for Davidson County, Tennessee, dated June 25, 2021. Trever Chase Tummins and Ashley Marie Godsey have since divorced in the Fourth Circuit Court for Davidson County, Tennessee, docket # 24D-1555.

Ashley Marie Godsey and Ashley Godsey are one of the same person.

Dylan Potter herein signed as Attorney in fact for Trever Chase Tummins. Said Power of Attorney is of record Instrument No. _____202511100089692_____ in the Registers office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1301 Saxon Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 1343395 DEEDWARR
11/10/2025 02:48:30 PM 4 pgs
Fees: $23.00 Taxes: $7,492.50
20251110-0089693

CH2025-1148

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 4th day of November, 2025

Trever Chase Tummins by Dylan Potter, Atty in fact

TREVER CHASE TUMMINS BY:
DYLAN POTTER, AS ATTORNEY-IN-FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dylan Potter, to me known to be the person who executed the foregoing instrument on behalf of Trever Chase Tummins and acknowledged that he executed the same as the free act and deed of Trever Chase Tummins.

Witness my hand and official seal this 4th day of November, 2025.

Commission expires:



Notary Public

CH2025-1148

Witness my hand this 31st day of November, 2025

ASHLEY MARIE GODSEY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ashley Marie Godsey, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of November, 2025.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

CH2025-1148

True Copy Certification

I, **Tonya Cherry,** 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 this the 4 day of November, 2025.

Affiant Signature
Date 11-4-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4 day of November, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028