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Advantage Title And Escrow, Inc
1321 Murfreesboro Pike, Suite 624
Nashville TN 37217
17812

WARRANTY DEED

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,150,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William S. Warren	Old National Bank	054-09-0A-006.00
(NAME)	(NAME)	
3037 Lakeshore Drive	101 Northwest Fourth	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Evansville, IN 47708	
(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 considerations, the receipt of which is hereby acknowledged, I/we David Cross and Julie Lando, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto William S. Warren, unmarried, hereinafter called the GRANTEE(S), his/her/their 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. 6, as shown on the map entitled Final Plat, Lake Shore Pointe and Re-Subdivision of Lot 1 of The Villas of Lake Meade, Phase II, of record as Instrument No. 20040903-0106917, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Peter Lindquist, an unmarried man by Warranty Deed from Calvin B. McCain and wife, Pamela White McCain, dated 08/21/2020, of record in Instrument No. 20200825-0096086, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Cross and Julie Lando, as tenants in common by Warranty Deed from Peter Lindquist, an unmarried man, dated 09/18/2024, of record in Instrument No. 20240920-0073002, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☐ 3037 Lakeshore Drive, Old Hickory, TN 37138
(House Number) (Street) (Town) (Postal Zip)

Karen Johnson Davidson County
Batch # 1352088 DEEDWARR
12/02/2025 09 33 36 AM 2 pgs
Fees $13 00 Taxes $7,955 00

20251202-0095344

File No.: 2751198
Warranty Deed TN

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 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), his/her/their 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.

Effective the 14 Day of November 2025

David Cross

Julie Lando

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Cross and Julie Lando, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of November 2025

Notary Public:
My Commission Expires: 1/5/28

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075