WARRANTY DEED

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,000.00

Cynthia J Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th day of December, 2025 .

Notary Public

My Commission Expires: 4-14-2027

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Stanley Cross and Javon B. Cross	CMG Mortgage	071-01-0-106.00
406 Matthews Court	DBA- CMG Home Loans P.O Box 660714	Karen Johnson Davidson County Batch# 1359342 DEEDWARR 12/18/2025 11:47:30 AM 3 pgs Fees: $18.00 Taxes: $1,346.80 20251218-0100596
Nashville, TN 37207	Dallas TX 75266-0714	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Gary W. Temple, Administrator of the Estate of Audrey McDaniel, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Stanley Cross, a single man and Javon B Cross, a single man, as joint tenants with right of survivorship, 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. 44 on the Revised Plan of Trinity Hills Village, Section One, First Addition, as of record in Book 4175, page 92, Register's Office for said County.

Said Lot No. 44 fronts 56.1 feet on the southerly margin of Matthews Court and extends back 183.8 feet on the easterly line and 149.6 feet on the westerly line to a dead line in the rear measuring 73.9 feet thereon.

Being the same property conveyed to Albert McDaniel and wife, Audrey McDaniel by deed from Trinity Hills Village, Inc., a Tennessee Corporation, dated 7/16/70 and filed for record in Book 4433, Page 729, Register's Office for Davidson County, Tennessee. Albert McDaniel having since died 8/30/87, leaving Audrey McDaniel as the surviving tenant. Audrey McDaniel died intestate on 2/23/23. Gary W. Temple was appointed as Administrator by Letters of Administration, filed in Docket No. 24P883, in the Circuit Court of Davidson County, Tennessee (Probate Division). Gary W. Temple is authorized to sell the subject property per Order Approving Sale of Real Estate Property and Approval of Proposed Contract filed 12/9/25 in Docket No. 24P-883, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

This conveyance is subject to the following:

Subject to any and all easements and minimum building setback lines of record.

Subject to all matters as shown on plat of record in Plat Book 4175, Page 92, said Register's Office.

Subject to Restrictive Covenants of record in Book 4326, Page 653, said Register's Office.

Subject to Easement to Tennessee Electric Power Company of record in Book 787, Page 11, said Register's Office.

Subject to TVA Easement across rear portion of said lot.

This is unimproved X improved property, known as 406 Matthews Court, Nashville, TN 37207

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 12th day of December, 2025.

Estate of Audrey McDaniel

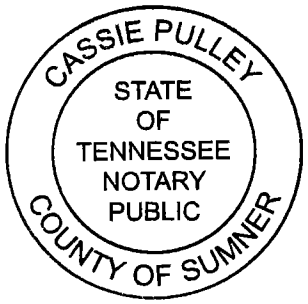
By: _____ Administrator
Gary W. Temple, Administrator

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 12th day of December, 2025, before me personally appeared Gary W. Temple, Administrator of Estate of Audrey McDaniel, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of December, 2025.

_____
Notary Signature
My commission expires: 12/19/28



CERTIFICATE OF AUTHENTICITY

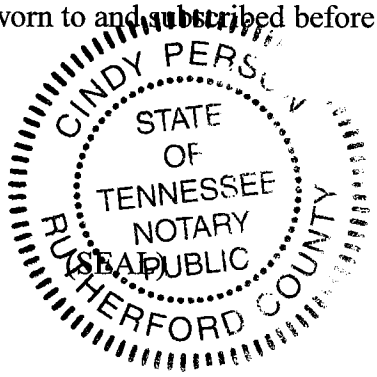
I, Alexis Steelman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12.12.2025.

A R Steelman
Affiant Signature

12.16.2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 16 day of December, 2025.



Cindy Person
Notary Public

My Commission Expires: 4.19.2027

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