This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-7773-AJ

Karen Johnson Davidson County
Batch# 1360001 DEEDWARR
12/19/2025 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,465.20
20251219-0100924

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $396,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of December, 2025.

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 11/15/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Emma Pasquale and Nicholas Adam Pasquale-Sefic 251 Sailboat Drive Nashville, TN 37217	New Owner	149 04 0 200.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **James A. McCroskey, Successor Trustee of The McCroskey Family Revocable Living Trust dated October 17, 2010** (individually and/or collectively, "Grantor"), transfer and convey unto **Emma Pasquale and Nicholas Adam Pasquale-Sefic, wife and husband** (individually and collectively, "Grantee"), 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 344 on the plan of SECTION IX, EDGE-O-LAKE ESTATES, of record in Plat Book 3700, Page 131, Register's Office of said County.

Said Lot No. 344, which is a corner lot, fronts 89.43 feet on the Southerly margin of Somerset Drive and fronts 80.69 feet on the Northwesterly margin of Sailboat Drive, said frontages being joined by a curve having a length of 40.28 feet, and extends back 135.93 feet on the Southerly line and 107.35 feet on the Northwesterly line to a point of intersection.

Being the same property conveyed to The McCroskey Family Revocable Living Trust, dated October 17, 2010, James L. McCroskey and Bettye J. McCroskey, Trustor(s) and/or Trustee(s), by Quitclaim Deed from James L. McCroskey and wife, Bettye J. McCroskey, of record in Instrument No. 20101108-0089620, in the Register's Office of Davidson County, Tennessee, dated October 17, 2010, and recorded on November 08, 2010.

Being the same property conveyed to Jimmy L. McCroskey and wife, Bettye J. McCroskey, by Warranty Deed from Judith A. Wyttenbach and husband, Gary L. Wyttenbach, of record in Book 8095, Page 622, in the Register's Office of Davidson County, Tennessee, dated April 24, 1990, and recorded on April 25, 1990.

This is improved property located at: **251 Sailboat Drive, Nashville, TN 37217.**

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of December, 2025.

GRANTOR:

The McCroskey Family Revocable Living Trust dated October 17, 2010

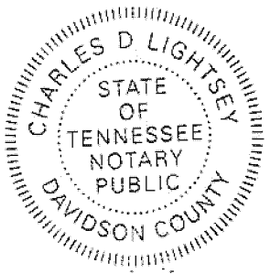
By: _____
James A. McCroskey, Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James A. McCroskey, Successor Trustee of The McCroskey Family Revocable Living Trust dated October 17, 2010, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of December, 2025.

_____
Notary Public
My Commission expires: 5/3/26



Certificate of Authenticity

I, Joshua A. Terry, 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 12/15/25.

Affiant Signature – Joshua A. Terry

12/16/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/16/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27