Karen Johnson Davidson County
Batch# 1373594 DEEDWARR
01/30/2026 12:21:30 PM 4 pgs
Fees: $23.00 Taxes: $13,135.00
20260130-0006646

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TN 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,550,000.00.

Sharon D Muller
Affiant

Subscribed and sworn to before me, this 26th day of January, 2026.

JONNA L. NALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My Commission Expires: 10/17/2027

Address New Owner As Follows:
Bruce Curtis Crosby and
Kirsten Elise Crosby
4426 East Brookfield Avenue
Nashville, TN 37205

Send Tax Bills To:
SAME

Map-Parcel Number:
130-13-0-049.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID B. WELLS and spouse, ELIZABETH B. WELLS** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BRUCE CURTIS CROSBY and KIRSTEN ELISE CROSBY, husband and wife,**

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 25, as shown on the map entitled B. E. Woodard's Warner Park Subdivision, of record in Plat Book 1130, Page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to David B. Wells and spouse, Elizabeth B. Wells, by deed from Roy C. DeSha Jr. and Christine M. Whitworth a/k/a Christine M. DeSha, husband and wife, of record in Instrument No. 20160119-0004993, dated January 15, 2016, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2026 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1130, Page 87, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants and Easements contained in Book 1358, Page 149, Register's Office for Davidson County, Tennessee.

This is improved property known as 4426 East Brookfield Avenue, Nashville, TN 37205.

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 Grantors covenant with the said Grantees that they 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 Grantors further covenant and bind themselves, their heirs and assigns, 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.

{Signature page to follow}

WITNESS my hand this 26th day of January, 2026.

David B. Wells

Elizabeth B. Wells

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID B. WELLS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of January, 2026.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 9, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELIZABETH B. WELLS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of January, 2026.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 9, 2026

True Copy Certification

I, Wesley D. Turner, 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 January 26, 2026.

Affiant Signature

Date: January 26, 2026.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 26th day of January, 2026.

Notary's Signature

My Commission Expires: 10/17/27

Notary's Seal

JONNA L. MALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY