WARRANTY DEED

Karen Johnson Davidson County
Batch # 1387751
03/03/2026 01:58:49 PM DEEDWARR
Fees: $13.00 Taxes: $629.00 2 pgs
20260303-0016847

JM-E-26-370F6

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Guillermo Reyes Reyes and Maria Josefa Diaz Diaz	**Truist Bank**	
(NAME)	(NAME)	**147-03-0B-011.00-CO**
370 Wallace Rd Unit F6	**1001 Semmes Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Richmond, VA 23224**	
(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 consideration, the receipt of which is hereby acknowledged, **WALTER CROSS AND WIFE, MARGARET CROSS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GUILLERMO REYES REYES AND MARIA JOSEFA DIAZ DIAZ, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. F-6 of Southern Hills Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Southern Hills Condominiums of record in Book 6594, Page 502, as amended in Book 7044, Page 209, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit A-2 to said Master Deed.

Being the same property conveyed to Walter Cross and wife, Margaret Cross by Warranty Deed from Weldon B. Kidd, unmarried of record in Instrument No. 20141107-0103035 Register's Office for Davidson County, Tennessee, dated November 03, 2014 and recorded on November 07, 2014.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Southern Hills Condominium of record in Book 6594, Page 502, as amended in Book 7044, Page 209 and Instrument No. 20010924-0103170, Register's Office for Davidson County, Tennessee.
- Charter of Southern Hills Condominium Association, Inc. of record in Book 6594, Page 563, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Southern Hills Condominium Association, Inc. of record in Book 6594, Page 547, in the Register's Office for Davidson County, Tennessee.
- Sewer easement conveyed in favor of the First Suburban Water Utility District of Davidson County, Tennessee of record in Book 4435, Page 29, in the Register's Office for Davidson County, Tennessee.
- Easement in favor of Metropolitan Government of Nashville of record in Book 6695, Page 22, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 6576, Page 69, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of water lines for construction of a water main by HCA Health Services of Tennessee, Inc. of record in Book 11201, Page 741, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **370 Wallace Rd Unit F6, Nashville, Tennessee 37211**.

This is **improved** property known as: **370 Wallace Rd Unit F6, Nashville, Tennessee 37211**.

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), their heirs and 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), 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/our hand(s) this the 27 DAY OF FEBRUARY, 2026.

Walter Cross
Walter Cross

Margaret Cross
Margaret Cross

STATE OF Florida
COUNTY OF ~~St. Johns~~ CLAY

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

Witness my hand and official seal, this the 27th of February, 2026.

Lana C Gatewood
Notary Public
My Commission Expires: 06/21/2028
(SEAL)

LANA C. GATEWOOD
MY COMMISSION # HH 563169
EXPIRES: June 21, 2028

STATE OF Florida
COUNTY OF ~~St. Johns~~ CLAY

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

Witness my hand and official seal, this the 27th of February, 2026.

Lana C Gatewood
Notary Public
My Commission Expires: 06/21/2028
(SEAL)

LANA C. GATEWOOD
MY COMMISSION # HH 563169
EXPIRES: June 21, 2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212