WARRANTY DEED

DM-PL-26-517

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

DAWN MARTIN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/05/2029 DAVIDSON COUNTY

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)
Nam Luu	**Same as New Owner**	
(NAME)	(NAME)	**148-03-0-152.00**
4802 A Citrus Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **ROGER CROSS, MARRIED AND GAGE CROSS, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NAM LUU, SINGLE,** 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:

Land in Davidson County, Tennessee, being Lot No. 1028 on the Plan of Cherokee Hills, Section 10 of record in Plat Book 4660, Page 27, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to **Ronald L. Cross and wife, Judy G. Cross,** by Warranty Deed from **Kenneth S. Victory and Ernest Craig**, of record in Book 5826, Page 820, Register's Office for Davidson County, Tennessee.

The said **Judy G. Cross** having died on April 1, 2023, her interest in the property vested at her death in **Ronald L. Cross**, as surviving tenant by the entirety.

The said **Ronald L. Cross** having since died testate; however, his Last Will and Testament was denied admission to probate. His intestate heirs at law are one and the same as the devisees under his Last Will and Testament.

Title to the subject property vested at the death of **Ronald L. Cross** in **Roger Cross and Gage Cross**, pursuant to Affidavits of Heirship of record in Instrument No 20260309-0018417 and _____, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Matters appearing on the plat recorded in Plat Book 4660, page 27, said Register's Office, including, but not limited to, any building setback lines and/or easements lying within the lot(s) described in Schedule "A".
- Declaration of Covenants, Conditions and Restrictions recorded in Book 4702, page 84; Book 3805, page 776; Book 3882, page 852; Book 3929, page 236; Book 4037, page 583; book 4198, page 609; Book 4518, page 495 and Book 4554, page 202, Register's Office of said County.
- Deed of Conveyance of record in Book 8940, Page 287, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **517 Spann Court, Antioch, Tennessee 37013**.

Karen Johnson Davidson County
Batch # 1390276 DEEDWARR
03/09/2026 08:53:50 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20260309-0018418

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.

Roger Cross

Gage Cross

Gage Cross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROGER 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.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GAGE 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.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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