Karen Johnson Davidson County
Batch# 1394168 DEEDWARR
03/18/2026 10:14:30 AM 5 pgs
Fees: $28.00 Taxes: $16,413.20
20260318-0021519

Warranty Deed

CORNELIA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 22, 2030

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $4,436,000.00.

Affiant,

Subscribed and sworn to before me, this the 12 day of March, 2026.

Notary Public

My commission expires: January 22, 2030

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Trinity Land Dewfall Hathaway, LLC	Trinity Land Dewfall Hathaway, LLC	071-01-0-071.00
3300 Northeast Expressway, Bldg. 6	3300 Northeast Expressway, Bldg. 6	
Atlanta, GA 30341	Atlanta, GA 30341	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE **CROSSING HOLDING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRINITY LAND DEWFALL HATHAWAY, LLC, A GEORGIA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit A

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be **503 West Trinity Lane, Nashville, TN 37207**, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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, its heirs and assigns forever; and GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except for those permitted exceptions set forth on **Exhibit B** attached hereto (collectively, the "Permitted Exceptions"); and GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever and subject to the Permitted Exceptions.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND EFFECTIVE AS OF THE 16th day of March, 2026

Crossing Holding, LLC,
a Tennessee limited liability company

Nishith Jobalia, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nishith Jobalia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of Crossing Holding, LLC, a Tennessee limited liability company, and that he acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 12 day of March, 2026.

Notary Public

My Commission Expires: 1-22-2030

CORNELIA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 22, 2030

EXHIBIT A

Legal Description of the Property

Land in Davidson County, Tennessee, being shown on the plat entitled "Consolidation Of Property-Joseph Herrod Property," of record as Instrument Number 20030825- 0122822, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description, and being generally described as follows:

Tract 1

Being Lot No. 26 in E.O. Scruggs Monticello Plan, of record in Book 57, Page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 30 feet on the South side of Winstead Avenue and runs back between parallel lines along the East side of a 10-foot alley, 100 feet to a 10-foot alley in the rear.

Tract 2

Being Lot No. 27 in the E. 0. Scruggs Monticello Plan, of record in Book 57, Page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 30 feet on the South side of Winstead Avenue and runs back between parallel lines 100 feet to an alley.

Tract 3

Being Lot No 28 in E. 0. Scruggs Monticello Plan, of record in Book 57, Page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 30 feet on the South side of Winstead A venue and runs back 100 feet to an alley.

Tract 4

Being a 2.78 acre tract North of Winstead Avenue and West of Monticello Street and being Lot Nos. 38 thru 44; part of a closed alley; the South part of Lot Nos. 16 and 20; all of Lot Nos. 21 thru 24 and part of Lot No. 25; part of Lot No. 6 and all of Lot Nos. 7 thru 10; and part of Lot Nos. 11, 12 and 13, all of said lots being located on the Map of Monticello or Map of E.C. Scruggs Subdivision of Lot Nos. 2 and 3 of Subdivision of Clemons Land in Minute Book "E", Page 551, Chancery Court for Davidson County, Tennessee.

Being the same property conveyed to Crossing Holding, LLC a Tennessee limited liability company by General Warranty Deed from W Trinity Land Development GP, a Tennessee General Partnership dated March 10, 2022 and filed for record on March 25,2022 as Instrument No. 20220325-0034693, Register of Deeds Office for Davidson County Tennessee, as affected by that certain Affidavit of Scrivener's Error dated February 3, 2026 and filed for record on February 17, 2026 as Instrument No. 20260217-0012422.

This is property more commonly known as 503 West Trinity Lane, Nashville, TN 37207.

EXHIBIT B

Permitted Exceptions

1. Taxes for 2026 and subsequent years, a lien not yet due and payable.

2. All matters shown on the plat of record in Plat Instrument 200308250122822, in the Register's Office for Davidson County, Tennessee, as approximately shown on that certain ALTA/NSPS Land Title Survey conducted by L. Brandon Lambert, TN RLS No. 2828, Chastain-Skillman, dated 03/11/2026, and being designated Project Number 1017718.

3. Right of Way Deed of record in Book 1727, Page 563, in the Register's Office for Davidson County, Tennessee.

4. Closing of alley of record in Book 3132, Page 347, in the Register's Office for Davidson County, Tennessee.

5. Electric Line Easement including terms and conditions thereof as recorded in Book 787, Page 11, in the Register's Office for Davidson County, Tennessee.

6. NES Anchor Easement of record in Book 10380, Page 802, in the Register's Office for Davidson County, Tennessee, as approximately shown on that certain ALTA/NSPS Land Title Survey conducted by L. Brandon Lambert, TN RLS No. 2828, Chastain-Skillman, dated 03/11/2026 , and being designated Project Number 1017718.

7. Subject to Easements retained in Ordinance No. BL2002-1279 of Metropolitan Government of Nashville and Davidson County.

8. Any rights, easements, interests or claims that may exist by reason of or reflected by the following facts shown on that certain ALTA/NSPS Land Title Survey conducted by L. Brandon Lambert, TN RLS No. 2828, Chastain-Skillman, dated 03/11/2026, and being designated Project Number 1017718: possible encroachments of fence, shed and house onto the subject property.

CERTIFICATE OF AUTHENTICITY

I, Regina Yoho do hereby make oath that I am an employee of Stewart Title Guaranty Company – Commercial Services and/or 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 laws of Tennessee.

Regina Yoho
Affiant
Date: 3-16-2026

STATE OF Georgia
COUNTY OF Fulton

Sworn to and subscribed before me this 16th day of March, 2026.

Jessica Robertson
Notary Public

My Commission Expires: 8-27-2027

JESSICA ROBERTSON NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 27, 2027