VT2603 00011

Record & Return to:
Victory Title & Escrow, LLC
2615 Medical Center Pkwy
Suite 1560
Murfreesboro, TN 37129

WARRANTY DEED

Karen Johnson
Batch # 1398859
03/30/2026 10:00:48 AM
Fees: $13.00 Taxes: $1,295.00

Davidson County
DEEDWARR
2 pgs

20260330-0024871

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Gary Lee Douglas Price III
Affiant

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

Gail C Vincent
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-16-2029

THIS INSTRUMENT WAS PREPARED BY
Kris Oliver, Attorney, Advance Title of Murfreesboro, Inc., 1500 Medical Center Pkwy, 2nd Floor, Suite L, Murfreesboro, TN 37129

File No.: 2026-80131

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Gary Lee Douglas Price, III and Rachael M. Beasley	SAME	186030A09000CO
(NAME)	(NAME)	
219 Muir Ave		
(ADDRESS)	(ADDRESS)	
Nolensville TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fifty Thousand And No/100 Dollars ($350,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HUNTER E. CROSS, A MARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARY LEE DOUGLAS PRICE, III AND RACHAEL M. BEASLEY, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows:

BEING all of Lot No. 90, on the Final Plat, First Revision, Lots 74, 84-92, Burkitt Commons - Phase 2, as

shown by plat appearing of record in Instrument No. 20191219-0131095, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Hunter E. Cross, an unmarried person, by Warranty Deed from Regent Homes, LLC, dated October 16, 2020, appearing of record in Instrument No. 20201019-0121389, of the Register's Office of Davidson County, Tennessee.This property is not now, nor has it ever been a primary marital residence for the Grantor.

unimproved ☐
This is improved ☑ property, known as 219 Muir Ave, Nolensville, TN 37135
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 27 day of March, 2020.

Hunter E. Cross
Hunter E. Cross

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 27 day of March, 20 20, before me personally appeared Hunter E. Cross, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

KAYLA DODD
NOTARY PUBLIC
STATE OF TENNESSEE
COMM. EXP. 04-21-2023
RUTHERFORD COUNTY

Printed Name: _____

My Commission Expires: _____