Karen Johnson Davidson County
Batch# 1402670 DEEDWARR
04/07/2026 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $5,916.30
20260407-0027981

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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 260353624**<br>CHAD SERRATE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD<br>My Commission Expires Nov. 17, 2029 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $1,599,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 6th day of April, 2026.<br><br>Notary Public<br>My Commission Expires: 11/17/2029 |

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Jordan Berlin & Sarah Berlin<br>3808 Cross Creek Road<br>Nashville TN 37215 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>117 10 0E 002.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard F. Buehler Jr., a married man,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jordan Berlin and Sarah Berlin, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B of CROSS CREEK ESTATES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for CROSS CREEK ESTATES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20121025-0097920, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of CROSS CREEK ESTATES, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20121025-0097920, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Richard F. Buehler, Jr., an unmarried man, by Warranty Deed from Cross Creek Partners, GP, A Tennessee General Partnership, of record in Instrument No. 20130916-0096989, in the Register's Office of Davidson County, Tennessee, dated September 09, 2013, and recorded on September 16, 2013.

Rodger W. Reeder joins in this conveyance to convey any right, title, and interest he may have in and to the above described property as spouse of Richard F. Buehler, Jr.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODMONT ESTATE NUMBER 2, as recorded in Plat Book 1130, Page 99.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20121025-0097920.

Charter for Cross Creek Estates Corporation, recorded as Instrument No. 20121025-0097921.

This is improved property located at 3808 Cross Creek Road Nashville TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 6th day of April, 2026.

Richard F. Buehler Jr.

Rodger W. Reeder by Richard F. Buehler Jr. as Attorney-in-fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard F. Buehler Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of April, 2026.

Notary Public
My Commission Expires: _____

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard F. Buehler Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Rodger W. Reeder and that he is authorized by Rodger W. Reeder to execute this instrument on his behalf.

Witness my hand, at office, this 6th day of April, 2026.

Notary Public
My Commission Expires: _____

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

# CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **April 6, 2026**.

Affiant Signature

**04/06/2026**
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **April 6, 2026**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY