Karen Johnson Davidson County
Batch# 1409799 DEEDWARR
04/22/2026 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $2,108.63
20260422-0033283

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $569,900.00.

Affiant

Subscribed and sworn before me this the 17 day of April, 2026.

Notary Public
My commission expires: 3.20.28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Tristan Cusick and Megan Cusick	CrossCountry Mortgage, LLC	071-15-0 189.00
1404 B Stainback Ave.	2160 Superior Avenue	
Nashville, TN 37207	Cleveland, OH 44114	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRIANNA M. SCOTT, TRUSTEE OF THE BRIANNA M. SCOTT REVOCABLE LIVING TRUST DATED MAY 12, 2022, AS AMENDED AND RESTATED JULY 29, 2022, AND AS FURTHER AMENDED APRIL 7, 2026, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TRISTAN CUSICK AND MEGAN CUSICK, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 164 on the Plan of The Highland Land Company's Subdivision of record in Plat Book 421, Page 14, 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 Brianna M. Scott, Trustee of the Amended and Restated Brianna M. Scott Revocable Trust, created July 29, 2022, by deed dated 08/23/2022, from Brianna M. Scott, f/k/a Brianna Morant, of record in Instrument No. 20221003-0108875, Register's Office for said County.

Also being the same property conveyed to Brianna Morant, a married woman, by deed dated 06/23/2016, from Infill Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160705-0068306, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1404 B Stainback Ave., Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 17 day of April, 2026.

Brianna M. Scott Revocable Living Trust dated May 12, 2022, as Amended and Restated July 29, 2022, and as further amended April 7, 2026

BY: _____ Trustee
Brianna M. Scott, Trustee

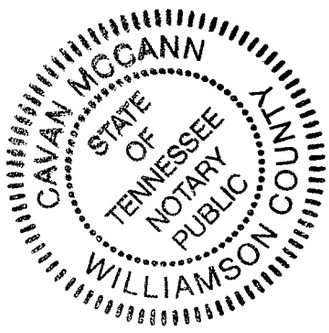
STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Brianna M. Scott, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the TRUSTEE of the within named bargainor, Brianna M. Scott Revocable Living Trust, and that she, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the Brianna M. Scott Revocable Living Trust by the said Brianna M. Scott as such TRUSTEE.

Witness my hand and official seal this 17 day of April, 2026.

My commission expires: 9/21/26

_____
Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or 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 4/17/26 (date of document).

Affiant Signature

4/21/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

