Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-VR-26-7695

Karen Johnson
Batch # 1416796
05/06/2026 01:34:53 PM
Fees: $18.00 Taxes: $2,775.00

Davidson County
DEEDWARR
3 pgs

20260506-0040872

**Prepared By ~~& Return To~~:**
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-1852

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4 day of May, 2026

Notary Public

Commission Expires: 7-2-29

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Justin Ryan Francis<br>7695 Wilkinson Road<br>Joelton, TN 37080 | Old National Bank<br>One Main Street<br>Evansville, IN 47708 | 009-00-0-162.00 |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Susan O. Crossley and Patrick Crossley, wife and husband**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Justin Ryan Francis, an unmarried man**

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 in Davidson County, Tennessee, described as follows, to-wit:

Tract 3: Beginning at an iron pin in the westerly margin of Wilkenson Road at the southeast corner of this tract and being 575.15 feet northwardly from the northern line of the John W. Kincor property of record in Deed Book 5079, page 173, Register's Office, Davidson County, Tennessee, as measured along the margin of Wilkenson Road; thence leaving said road S 87°35'30" W 953.15 feet to an iron pin; thence S 02°27'17" E 235.0 feet to an iron pin; thence S 87°35'30" W 416.87 feet to an iron pin; thence S 02°27'17" E 40.32 to an iron pin in a fence, Driver's line, the following calls; S 84°39'05" W 113.13 feet to a point; thence N 32°40'45" W 10.71 feet to a point; thence S 67°46'15" W 37.35 feet to a point; thence N 83°02'11" W 27.61 feet to a point; thence N 59°29'10" W 64.09 feet to a point; thence N 78°42'39" W 139.01 feet to a point; thence N 80°04'16" W 148.59 feet to a point; thence N 72°04'37" W 130.90 feet to an iron pin at fence corner; thence leaving the Driver land and with a fence N 27°46'29" E 387.87 feet to an iron pin; thence N 87°41'56" E 1848.46 feet to an iron pin in the margin of said Wilkenson Road; thence with the margin of said road the following calls: S 06°45'06" W 39.00 feet to a point; thence S 08°17'50" W 123.76 feet to a point;

thence S 08°21'37" W 37.31 feet to the point of beginning, containing 14.03 acres, more or less.

Being a portion of the same property conveyed to Susan O. Crossley and Patrick Crossley, wife and husband by Warranty Deed from Max J. Young, of record in Instrument No. 20140917-0085256, Register's Office of Davidson County, Tennessee, dated September 12, 2014 and recorded September 17, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7695 Wilkinson Road, Joelton, TN 37080

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 so 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.

Dated this the 4th day of May, 2026.

Susan O. Crossley

Patrick Crossley

STATE OF New York
COUNTY OF Clinton

On this 4th day of May, 2026, before me personally appeared Susan O. Crossley and Patrick Crossley, 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's (or persons') free act and deed.

Witness my hand, and office, this 4th day of May, 2026.

Notary Signature
My commission expires: 10/25/2027

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

# Certificate of Authenticity

I, **John Gleaves** 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 05/04/26.

Affiant Signature May 6, 2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 6th day of May, 2026.

Notary's Signature

