Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 100
Nashville, TN 37215

Karen Johnson
Batch # 1437182
06/23/2026 10:47:56 AM
Fees: $13.00 Taxes: $12,672.50

Davidson County
DEEDWARR
2 pgs

20260623-0056403

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #26-1172

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Trey Cushman, a married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rick Fisher, Trustee of the 3900 Crestridge Drive Trust, dated June 17, 2026**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 1 on the Map of Brookhaven Estates, as of record in Book 1835, pages 49, 50 and 51, Register's Office, Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the easterly margin of Crestridge Drive at the corner of Lots 1 and 2; thence with the line between said lots, southeasterly 254.85 feet to a point in the center line of Brown's Creek; thence with the center line of said Creek as follows: North 0 degree 30 minutes west 57.6 feet; north 57 degree 25 minutes east 100.47 feet; north 2 degrees 37 minutes west 79.55 feet; north 35 degrees 15 minutes east 78.26 feet; north 32 degrees 44 minutes west 80.1 feet; north 18 degrees 05 minutes east 65.77 feet to the south margin of Caldwell Lane; thence with the margin of the same, westerly 307.3 feet to the beginning of a curve; thence around said curve southwesterly 39.27 feet to the easterly margin of Crestridge Drive; thence with the margin of the same, southerly and southwesterly around a curve, 240.84 feet to the point of beginning.

Being the same property conveyed to Trey Cushman by Warranty Deed from Regions Bank of record in Instrument No. 20110505-0034656, Register's Office for Davidson County, Tennessee, dated May 02, 2011 and recorded on May 05, 2011. Trey Cushman is married to April Cushman and she joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3900 Crestridge Drive, Nashville, TN 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
3900 Crestridge Drive Trust	New Owner	**118-14-0-161.00**

3900 Crestridge Dr.
Nashville, TN 37204

WITNESS THE EXECUTION HEREOF this 18th day of June, 2026.

Trey Cushman **April Cushman**

State of Tennessee)
County of Davidson)

On this 18th day of June, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Trey Cushman and April Cushman, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 3,425,000.00.**

Affiant

Sworn and subscribed before me on this the 18th day of June, 2026.

Notary Public

My Commission Expires: _____

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOV 5, 2029