Karen Johnson Davidson County
Batch# 1443329 DEEDWARR
07/08/2026 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,330.89
20260708-0061669

Prepared By & Return To:
Tennessee Title Services LLC-
Hendersonville
101 Springhouse Court
Ste. 202
Hendersonville, TN 37075
H-25-5851

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,700.00

A Stephens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of July, 2026

Tina Shinn
Notary Public

Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Hazel Genna Mansperger 611 Barlin Drive Nashville, TN 37221	New Owner	142-10-0B-081.00-CO

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,

Crossover Capital, LLC, a Tennessee Limited Liability Company

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

Hazel Genna Mansperger, a single woman

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, being Lot No. 81 on the Plan of Belle Pointe, Phase 2 of record in Plat Book 6250, Page 797, 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 Crossover Capital, LLC, a Tennessee Limited Liability Company by Warranty Deed from Chesley Shults Wells, married of record in Instrument No. 20250827-0068694 Register's Office for Davidson County, Tennessee, dated August 26, 2025 and recorded on August 27, 2025.

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: 611 Barlin Drive, Nashville, TN 37221

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 7th day of July, 2026.

Crossover Capital, LLC, a Tennessee Limited Liability Company

By: _____
Grant C. Oliasani, Member

By: _____
John C. Bobbitt, Member

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, Chasity Petty of the state and county mentioned, personally appeared Grant C. Oliasani and John C. Bobbitt, Members of Crossover Capital, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member and Member of Crossover Capital, LLC, the within named bargainor, a Limited Liability Company, and that such Grant C. Oliasani and John C. Bobbitt, Members of Crossover Capital, LLC as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand and seal, at office in Hendersonville, Tennessee, this 7th day of July, 2026.

Chasity Petty
Notary Signature
My commission expires: 9/27/26

CHASITY PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/27/2026
SUMNER COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 7/7/26.

Affiant Signature – Joshua A. Terry

7/7/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 7/7/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27