Karen Johnson Davidson County
Batch# 1451371 DEEDWARR
07/24/2026 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20260724-0067397

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $230,000.00

Affiant Signature

Subscribed and sworn to before me on this the 23 Day of July, 26.

Notary Public

My Commission expires 4 / 29 / 30

JENNIFER CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 4/29/2030

NAME AND ADDRESS OF PROPERTY OWNER:
Ronald Eugene Cross II
414 Rosedale Ave #308
Nashville, TN 37211

SEND TAX BILLS TO:
Ronald Eugene Cross II
414 Rosedale Ave #308
Nashville, TN 37211

MAP AND PARCEL NUMBER: 105160C06600CO

WARRANTY DEED
26NT01436

Effective the 23 Day of July, 26 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Bowornmet Hudson, an unmarried man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ronald Eugene Cross II, an unmarried person

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 414308, Building No. C-2, as specified on the Plat shown in the Declaration of Covenants, Conditions, Restrictions and Bylaws, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions, Restrictions and Bylaws for Park at Melrose Heights, a Condominium Development, of record in Instrument No. 20140903-0080570, amended in Instrument No. 20150211-0012545, Second Amendment of record in Instrument No. 20150223-0015231, and Third Amendment of record in Instrument No. 20160524-0051837 and Assignment of Declarant's Rights as of record in Instrument No. 20151019-0106253, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions, Restrictions and Bylaws. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as set out on Exhibit "D", Parts C1 and C2 on the Third Amendment to the Declarations, of record in Instrument No. 20160524-0051837, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Bowornmet Hudson, an unmarried man by Warranty Deed from Carly Teresa Anderson, a single woman as recorded 01/25/2021 in Book NA at Page NA as Document 20210125-0010615.

Commonly Known As: 414 Rosedale Ave #308, Nashville, TN 37211

Tax ID: 105160C06600CO

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 7/23/26 day of _____, _____

Bowornmet Hudson DIGITALLY SIGNED 07/23/2026 09:26 AM CDT

Bowornmet Hudson

State of TN, Davidson
County of _____)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Bowornmet Hudson** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Edward P. Hunsberger Sr. DIGITALLY SIGNED 07/23/2026 09:35 AM CDT

Notary Public

My Commission expires: _____/_____/ _____

EDWARD P. HUNSBERGER SR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Online Notary Public
My Comm. Expires
JANUARY 22, 2030
Online Notary Public. This notarial act involved the use of online audio/video communication technology.
Notarization facilitated by SIGNiX®

Tennessee Certification of Electronic Document

I, Justin Foster 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 7/23/2026 (date of document).

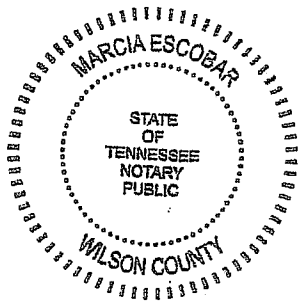
Affiant Signature

7/23/2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 of July, 2026.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027