WARRANTY DEED

Karen Johnson
Batch # 1484193
10/15/2026 02:32:57 PM
Fees: $13.00 Taxes: $1,221.00

Davidson County
DEEDWARR
2 pgs

20261015-0094816

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th day of October, 2026

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2027

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lucky 13 Trust	NEW OWNER	04305023100
(NAME)	(NAME)	
1215 Franklin Rd.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Shawn Cruze,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lucky 13 Trust,** 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, Tennesse, being Lot NO. 2 on the Plan of the Re-Subdivision of Lots Nos. 16, 17 and 18 of Woodlawn Estates as recorded in Book 5190, Page 666, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of the metes and bounds of said Lots.

Being the same property conveyed to Shawn Cruze, an unmarried man, by Warranty Deed from Karl J. Nixon and wife, Patsy W. Nixon, dated November 13, 2015 and recorded on November 19, 2015, of record in Instrument No. 20151119-0117484, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 640 Bixler Avenue, Nashville, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my/our hands this 8th day of October, 2026.

Shawn Cruze

State of Ohio
County of Montgomery

Personally appeared before me Shawn Cruze, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of October, 2026.

Notary Public
My Commission Expires: 2/3/28

File No.: 18259



HEATHER L RILEY
Notary Public - State of Ohio
Commission Expires Feb 3, 2028