39B

NEW OWNER:
RANDY SPANGLER
4034 HOGGETT FORD ROAD
HERMITAGE, TN 37076

SEND TAX BILLS TO:
QUICKEN LOANS
1050 WOODWARD AVENUE
DETROIT, MI 48226

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-1259

Map & Parcel
097020A26100CO

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 293902 **DEEDWARR**
10/01/2019 12:43:44 PM 3 pgs
Fees: $18.00 Taxes: $847.30

20191001-0099982

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Twenty-Nine Thousand and 00/100 Dollars ($229,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KAYLA MARSHALL CROSS, formerly known as KAYLA J. MARSHALL; and MATTHEW E. CROSS, wife and husband** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **RANDY SPANGLER, a single man,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 261 on the plan of Villages of Riverwood, Section One, Phase 3A, Revision One, as shown on the plat of the same of record in Instrument No. 20110630-0050230, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to KAYLA J. MARSHALL, unmarried by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated September 30, 2011, and of record in Instrument No. 20111004-0076644, Register's Office for DAVIDSON County, Tennessee. Kayla J. Marshall is now known as Kayla Marshall Cross by subsequent marriage.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **4034 HOGGETT FORD ROAD, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20110630-0050230, and any and all restrictions, existing roadways, easements and rights-of-way of record.

AND I, MATTHEW E. CROSS, husband of the said KAYLA MARSHALL CROSS, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, as tenants by the entirety, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 25th day of September, 2019.

Kayla Marshall Cross
KAYLA MARSHALL CROSS

Matthew E. Cross
MATTHEW E. CROSS

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KAYLA MARSHALL CROSS and MATTHEW E. CROSS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of September, 2019.

NOTARY PUBLIC

My commission expires:



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The actual consideration or value, whichever is greater, for this transfer is **$229,000.00.**

AFFIANT

Sworn to and subscribed to before me this 25th day of ~~September, 2019.~~

NOTARY PUBLIC

My commission expires: 3/8/22

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