Karen Johnson Davidson County
Batch# 467052 DEEDWARR
08/31/2020 11:20:49 AM 2 pgs
Fees: $13.00 Taxes: $1,694.60
20200831-0098440

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $458,000.00

Affiant

Subscribed and sworn to before me, this 26TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARIA C MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Anthony Cross and wife Shaneka Cross	Same (NAME)	
342 & 346 East Old Hickory Blvd (ADDRESS)	(ADDRESS)	04313009700 & 04313009800
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we John B. Cole, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Anthony Cross and wife Shaneka Cross, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LOT 11

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Forest Park Subdivision, Block C of record in Plat Book 843, Page 44, 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 John B. Cole, married by Warranty deed from Cynthia Denise Hitt, a single person, a one half undivided interest and Roger Dale Estes, a single person, a one half undivided interest, by and through his attorney, Cynthia Denise Hitt of record in Instrument No. 20080403-0033600 Register's Office for Davidson County, Tennessee

LOT 12

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Forest Park Subdivision, Block C of record in Plat Book 843, Page 44, 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 John B. Cole, married by Warranty deed from Cynthia Denise Hitt, a single person, a one half undivided interest and Roger Dale Estes, a single person, a one half undivided interest, by and through his attorney, Cynthia Denise Hitt of record in Instrument No. 20080403-0033598 Register's Office for Davidson County, Tennessee.

Neither of these tracts is a residence of Grantor, his spouse or any dependent.

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

unimproved ( )
This is improved (X) property, known as 342 & 346 East Old Hickory Blvd, Madison, 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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 26th day of August, 2020.

John B. Cole

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John B. Cole, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of August, 2020.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072