Karen Johnson Davidson County
Batch# 574011 DEEDQC
02/12/2021 01:14:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210212-0020424

Prepared By:

G. Wayne Davis, Atty.
1326 A Rosa L. Parks Blvd.
Nashville, TN 37208
615-244-2431

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 10.00 .

Carol Wharton & Phillip C. Wharton

AFFIANTS

Subscribed and sworn to before me this 10th day of February, 2021.

NOTARY PUBLIC
My Commission Expires January 3, 2022

ADDRESS OF NEW OWNERS(S): SEND TAX BILL TO: MAP/PARCEL NUMBERS

Anthony Scott Cross **SAME** **052160A00700CO**
745 Tahlena Avenue
Madison, TN 37115

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of $10.00 and other good and valuable consideration, Carol Sue Wharton and Phillip Chester Wharton, Grantors, do convey all of their undivided right, title and interest to the hereinafter described property to Anthony Scott Cross, Grantee. Said property conveyed herein is described as follows:

The land with all the buildings and improvements thereon, said premises being further described as follows:

Apartment Unit No. A-7, of Neely's Bend Condominiums created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5483, Page 86, 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 Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Neely's Bend Condominiums of record in Book 5200, Page 200, said Register's Office, for a more complete identification and description of such unit.

Carol Sue Wharton and Phillip Chester Wharton make no warranties as to the state of the title to the property but acquits any claim that Carol Sue Wharton and Phillip Chester Wharton have to said property and for that purpose there of make this conveyance to Anthony Scott Cross.

Being the same property of Susan T. Frensley n/k/a Susan Frensley Newton, married hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto Carol Wharton and husband Phil Wharton hereinafter called grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County state of Tennessee, on March 31, 2014 and

recorded on April 1, 2014, in instrument #20140401-0026616, Register's Office for Davidson County, Tennessee

This is improved property known as 1301 Neely's Bend Road, #A-7, Madison, TN 37115.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and embraces as may the premises.

WITNESS our hands this 10th day of February, 2021.

Carol Wharton

Grantor

CAROL WHARTON

Grantor's Printed Name

Grantor

PHILIP C. WHARTON

Grantor's Printed Name

Mail Subsequent Tax Bills To:
Mr. Anthony Scott Cross
745 Tahlena Avenue
Madison, TN 37115

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The foregoing Quitclaim Deed was acknowledged before me on February 10, 2021 by Mr. Phillip Chester Wharton and Mrs. Carol Sue Wharton, who are personally known to me or has produced a valid driver's license as identification and such individuals having executed the aforementioned instrument of their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quitclaim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

NOTARY

My Commission Expires: February 3, 2022