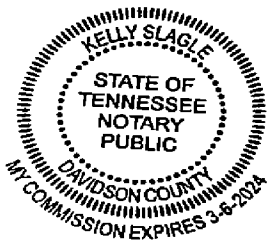
Karen Johnson Davidson County
Batch# 666093 DEEDWARR
06/28/2021 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20210628-0086927



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $850,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24th day of June, 2021.

NOTARY PUBLIC

My commission expires: 3/6/24

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Adam L. Cross and Lauren Rosenbaum (NAME)	Churchill Mortgage Corp. (NAME)	072-14-0-239.00
1513 Douglas Avenue (ADDRESS)	1749 Mallory Lane, Ste. 100 (ADDRESS)	
Nashville, TN 37206	Brentwood, TN 37027	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Gregory Ryan Cockman and Sasha Cockman, husband and wife,** hereinafter called the **GRANTOR(S),** have/has bargained and sold, and by these presents do transfer and convey unto **Adam L. Cross and Lauren Rosenbaum, husband and wife,** hereinafter called the **GRANTEE(S),** his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Dr. E. T. Brown's Subdivision of Lots 21-26, Brownsville Addition of record in Plat Book 332, Page 91, 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 Gregory Ryan Cockman by Warranty deed from Brittany Simpson and Jeffrey Luke Simpson, wife and husband of record in Instrument No. 20170501-0042532 Register's Office for Davidson County, Tennessee, dated April 28, 2017 and recorded on May 01, 2017.

This property is __unimproved _X_improved property known as: 1513 Douglas Avenue, Nashville, TN 37206.

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

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 any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 24th day of June, 2021.

(Gregory Ryan Cockman)

(Sasha Cockman)

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~WILSON~~ ORANGE

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

Witness my hand and official seal, this the 24th day of June, 2021.

(Notary Public)
(My Commission Expires)

KALPESH P. PATEL
Commission # HH 052039
Expires November 16, 2024
Bonded Thru Budget Notary Services

TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me Heather Case, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather L Case
Notary's Signature

Seal (if on paper)

HEATHER L CASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My commission expires: 7/2/2024