Karen Johnson Davidson County
Batch# 688099 DEEDWARR
07/30/2021 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20210730-0103153

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/2/2024

(AFFIX SEAL)

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South, Suite 2
Dickson, TN 37055

17-NSH21-02221

Address of New Owner:	Send Tax Bills to:	Tax Information:
Shaun Rocco Paas 810 Bellevue Road, Unit 103 Nashville, TN 37221	Shaun Rocco Paas 810 Bellevue Road, Unit 103 Nashville, TN 37221	142 06 0A 103.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Linda Gail Cross, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Shaun Rocco Paas, a single man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain condominium apartment in Davidson County, Tennessee, being Building No. 1, Unit No. 103 together with garage space designated as 103G on the Plan of "Peppertree", Creekside Meadows Condominiums of record in Book 4675, Page 128, 129, and 130, Register's Office for Davidson County, Tennessee to which plan and record thereof are incorporate herein and made hereof by reference.

Being the same property conveyed to Linda Gail Cross, Unmarried, by Warranty Deed from Helen Robyn Gatlin Kennedy, Executrix of the Estate of Bobbye J. Young, Deceased, Pursuant to order of the probate Court for Davidson County, Tennessee, Docket No. 07P-329, of record in Instrument No. 20070926-0114965, in the Register's Office of Davidson County, Tennessee, Dated September 26, 2007 and recorded on September 26, 2007.

Said that Bobbye J. Young having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 810 Bellevue Road, Unit 103, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of July, 2021

Linda Gail Cross

Linda Gail Cross

STATE OF TENNESSEE

COUNTY OF DICKSON

On this 30th day of July, 2021, before me personally appeared Linda Gail Cross, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Thomas E. Bosecker

Serial Number, if any: _____

My Commission Expires: 10/16/24

THOMAS E BOSECKER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 30, 2021.

Tori Cole

Affiant Signature

July 30, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of July, 2021.

Notary's Signature

My Commission Expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Seal

202107300103153