(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 698676 DEEDWARR
08/17/2021 09:29:55 AM 2 pgs
Fees: $13.00 Taxes: $1,298.70

20210817-0110806

File #2021-545

DAVIDSON COUNTY GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $351,000.00.

Affiant

Subscribed and sworn to before me on August 13th, 2021.

NOTARY PUBLIC
My Commission Expires: 01-06-25

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Andrew Cross and Kara Cross 505 Fairhaven Ct. Nashville, TN 37211	Dada Mortgage 2200 West Orangewood Ave Suite 150 Orange, CA 92868	161-10-0B- 106.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **WILLIAM B. KERBY, III AND MALLORIE F. KERBY, HUSBAND AND WIFE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **ANDREW CROSS AND KARA CROSS, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 297, as shown on the map entitled Second Revision-Phase Six, Villages of Brentwood, of record in Plat Book 6900, page 316, and amended in Book 8098, page 973, 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 WILLIAM B. KERBY, III AND MALLORIE F. KERBY, HUSBAND AND WIFE, by Warranty Deed from BENJAMIN F. DOBBS, JR., A MARRIED MAN, of record as Instrument No. 20161213-0130435, dated December 8, 2016, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 505 Fairhaven Ct., Nashville, TN 37211.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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.

WITNESS our hands on August 13, 2021.

Grantor:

William B. Kerby, III

Grantor:

Mallorie F. Kerby

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **WILLIAM B. KERBY, III AND MALLORIE F. KERBY**, the within named bargainor, 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, at office, this 13th day of August, 2021.

Notary Public

My commission expires: 6/14/25

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson