Name and Address of New Owner:
834 McGallavista, LLC
601 Park Hill Drive
Nashville, TN 37205

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 712964 DEEDWARR
09/10/2021 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20210910-0121665

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 052-05-0-004.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Anthony Cross**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **834 McGallavista, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Revised Plan of Power and Roth Madison Park Subdivision of record in Plat Book 843, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 24 fronts 50 feet on the westerly side of Gallavista Avenue and runs back between parallel lines 220 feet to a dead line.

Being the same property conveyed to Lee Edward Coley, unmarried, by Warranty Deed from Jordan F. Litsey and wife, Peggy P. Litsey of record in Book 4155, page 984, Register's Office for Davidson County, Tennessee, dated July 26, 1967 and recorded on June 27, 1967. (Value or consideration shown in aforementioned deed $10.00.)

Being the same property conveyed to Anthony S. Cross and Margo Cross by Quitclaim Deed from Lee Edward Coley, of record in Instrument No. 20070208-0016806 Register's Office for Davidson County, Tennessee, dated February 08, 2007 and recorded on February 08, 2007, as Re-Recorded on May 30, 2007 and recorded in Instrument No. 20070530-0064290. (Value of consideration shown in aforementioned deed $40,000.00.)

The said Margo Cross having since died leaving Anthony S. Cross as surviving tenant by the entirety.

This is NOT the principal residence of the Grantor named herein

Being also known as 834 Gallavista Avenue, Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of September, 2021.

_____(SEAL)
Anthony Cross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Anthony Cross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of September, 2021.

_____
Notary Public
My commission expires: 5-5-2025

SARAH LILE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
1st day of September, 2021.

_____
Notary Public
My commission expires: 9.2.2024

KRISTIN DISSER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File No. 2021-1835

202109100121665

Tennessee Certification of Electronic Document

I, Steven D. Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version 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 9-1-2021 (date of document).

Affiant Signature

9-1-2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 1st day of September, 2021.

Notary Signature

My Commission Expires: 9.2.2024

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON