Karen Johnson Davidson County
Batch# 724034 DEEDWARR
09/27/2021 10:10:31 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20210927-0129169

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $150,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd day of September, 2021.

NOTARY PUBLIC

My commission expires: 11-6-21

BROOKE POWERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
Anthony Cross and Shaneka Cross	SAME AS NEW OWNER	043-13-0-089.00
(NAME)	(NAME)	
745 Tahlena Ave.		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		

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 **Cole Family Partners, LP, a Tennessee limited partnership** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Anthony Cross and Shaneka Cross, a married couple**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2, Block "C" of Forest Park Subdivision, at Madison, Tennessee, of record in Book 343, page 44, R.O.D.C., TN; and being more particularly described according to a survey by J. Bruce Rainey, Surveyor No. 823, as follows:

Beginning at an iron pin set in the southerly margin of Old Hickory Boulevard (30' from the centerline) being the northwest corner of this tract and also being the northeast corner of the Gary B. Harris property of record in Book 6255, page 229, R.O.D.C., TN; thence with the margin of said Boulevard North 81 degrees 30 minutes 00 seconds East 50.00 feet to an iron pin set; thence South 07 degrees 16 minutes 30 seconds East 150.58 feet to a set iron pin; thence South 81 degrees 30 minutes 00 seconds West 51.00 feet to a set iron pin; thence North 06 degrees 53 minutes 35 seconds West 150.61 feet to the point of beginning, containing 0.17 acres, more or less.

Being the same property conveyed to Cole Family Partners, LP by Warranty deed from Estrella P. Acosta, a single woman of record in Instrument No. 20020509-0057152 Register's Office for Davidson County, Tennessee, dated May 06, 2002 and recorded on May 09, 2002.

This property is __unimproved _X_improved property known as: 306 East Old Hickory Boulevard, Madison, TN 37115.

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 23rd day of September, 2021.

Cole Family Partners, [illegible] Tennessee limited partnership

By: Cole Commercial Realty, LLC, General Partner

BY: _____
John B. Cole, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared John B. Cole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Chief Member of Cole Commercial Realty, LLC who acknowledged they are the General Partner of Cole Family Partners, LLC, the within named bargainor, a limited partnership, and that such General Partner executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Cole Family Partners, LP as General Partner.

Witness my hand and official seal, this the 23rd day of September, 2021.

Notary Public
My Commission Expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023