THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 042-06-0
PARCEL: 005.00

NEW OWNER'S ADDRESS:
Frankie L. & Lovie P. Cross
905 Nesbitt Lane
Madison TN 37115

SEND TAX BILLS TO:
CapStar Bank
2002 Richard Jones Rd., Ste 300A
Nashville, TN 37215

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH PROPER TENANCY

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants by the entirety, I, Frankie L. Cross, (Grantor), by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

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

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: Being Lot No. 49 on the Plan of Bonnie Brae, Section Two, as of record in Book 2330, Page 123, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Said lot fronts 157.8 feet on the southerly side of Nesbitt Drive and extends back between lines 350 feet on the westerly line and 172.3 feet on the easterly line to a dead-line, on which it measures 255.45 feet.

Included in the afore described description, but expressly excluded therefrom is that certain out-conveyance to the State of Tennessee for the use and benefit of the Department of Highways, consisting of 0.05 acres, more or less, as set forth in that final judgment of record in Book 3954, Page 555, Register's Office for Davidson County, Tennessee, to which record reference is hereby made.

Being the same property conveyed to Frankie L. Cross, married by Deed of Correction dated 01/16/2008 from Carlos H. Hicks, by and through Dennis Kevin Hicks, Attorney in Fact and wife, Willie C. Hicks, by and through Dennis Kevin Hicks, Attorney in Fact of record in Instrument No. 20080129-0009051, and by Warranty Deed dated 10/22/2007 of record in Instrument No. 20071108-0132016, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as: 905 Nesbitt Lane, Madison TN 37115.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Frankie L. Cross and Lovie P. Cross, husband and wife, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Karen Johnson Davidson County
Batch# 727245 DEEDQC
09/30/2021 10:06:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20210930-0131479

IN WITNESS WHEREOF we have hereunto set our hands on the 24 day of September, 2021.

Frankie L. Cross

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Frankie L. Cross, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 24 day of September, 2021.

Notary Public

JEREMY HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEPTEMBER 27, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 24 day of September, 2021.

Notary Public

JEREMY HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEPTEMBER 27, 2024

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 24 day of September, 2021.

Notary Public

JEREMY HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEPTEMBER 27, 2024