Karen Johnson Davidson County
Batch# 744444 DEEDQC
10/26/2021 03:32:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211026-0143947

Prepared by:
Tennessee Title Services, LLC
112 Center Court, Ste A
Clarksville, TN 37040
H-21-7211

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~MONTGOMERY~~ Williamson
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant
Subscribed and sworn to before me, this 25 day of October, 2021.

Notary Public
My commission expires: _____

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jordan & Joshua Cross	Jordan & Joshua Cross	105-03-0N-001.00-CO
47 A Wharf Avenue	47 A Wharf Ave.	
Nashville, TN 37210	Nashville, TN 37210	

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, Jordan Lynn Cross f/k/a Jordan Lynn Higgins, hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto Jordan Lynn Cross and Joshua Alexander Cross, Wife and Husband, hereinafter the Grantee(s), all the right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 47 Wharf Avenue Residences, of record as Instrument No. 20170526-0052729 and being shown on Plat attached thereto as Exhibit "C", 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 Jordan Lynn Higgins, unmarried by Warranty deed from Rhythm Homes and Development, LLC, a Tennessee limited liability company of record in Instrument No. 20180102-0000022 Register's Office for Davidson County, Tennessee, dated December 29, 2017 and recorded on January 02, 2018. (Value of consideration shown in aforementioned deed $276,999.00.)

Being also known as 47 A Wharf Avenue A Nashville, Tennessee 37210.

This property is improved property known as 47 A Wharf Avenue, Nashville, TN 37210.

Witness my hand this 18th day of October, 2021.

Jordan Lynn Cross f/k/a Jordan Lynn Higgins

Jordan Lynn Cross f/k/a Jordan Lynn Higgins

STATE OF TENNESSEE
COUNTY OF ~~MONTGOMERY~~ Williamson
KP

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jordan Lynn Cross f/k/a Jordan Lynn Higgins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 18th day of October, 2021.

KAYLIE PAYNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 8, 2025
COUNTY OF DAVIDSON

Kaylie Payne
Notary
My Commission Expires:_____

(Notary Seal)

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or 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 10/18/21.

Affiant Signature

10/25/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/25/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON