Karen Johnson Davidson County
Batch# 798061 DEEDWARR
02/01/2022 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $847.30
20220201-0011440

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$229,000.00**

Subscribed and sworn to before me this 20 day of January, 2022.

Teresa Morgan
Notary Public

Affiant

My Commission Expires: 7/3/2023

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Samuel & James Tuten **708 Hart Ave.** **Nashville, TN 37206**	**Same as New Owner**	043-13-0-124.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **ANTHONY SCOTT CROSS, A MARRIED MAN**, has this day bargained and sold, and does hereby transfer and convey unto the said **SAMUEL MACGREGOR TUTEN, A SINGLE MAN, AND JAMES RUSSELL TUTEN, III, A MARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 13, Block "D ", as shown on the map entitled the Plan of Forest Park Subdivision, of record in Plat Book 843, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ANTHONY SCOTT CROSS, A MARRIED MAN, by deed from TRIA MCKISSIC, A MARRIED WOMAN, of record in Instrument No. 20210609-0077441, dated June 3, 2021, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 my hand this 20th day of January, 2022.

ANTHONY SCOTT CROSS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **ANTHONY SCOTT CROSS**, 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 and official seal at Goodlettsville, Tennessee, this the 20th day of January, 2022.

Mary Birthright
NOTARY PUBLIC

My Commission Expires: _____

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

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **Teresa Morgan**, Tennessee BPR No. 033448, 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 January 20, 2022.

Teresa Morgan 1/20/2022

TERESA MORGAN **DATE**

MOCKINGBIRD TITLE & ESCROW, LLC
PO BOX 60711
NASHVILLE, TN 37206
(615) 975-9174
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on January 20, 2022.

CLIFFORD LIPPARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2025

Notary's Signature

My Commission Expires: 3/3/2025

Notary's Seal: