WARRANTY DEED

Karen Johnson Davidson County
Batch# 886553 DEEDWARR
07/11/2022 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20220711-0079124

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF July, 20 22

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony S. Cross, Sr.	New owner	
(NAME) 745 Tahlena Ave.	(NAME)	05102002200
(ADDRESS) Madison TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **RK Junior Contracting Services LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Anthony S. Cross, Sr.**, a married man, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being a portion of the property lying west of Block "D" on the plan of Marthonna, dated December 1937, not of record, and being more particularly described as follows:

Beginning at a point in the easterly margin of south Graycroft Avenue at the southeasterly corner of the property conveyed to L.A. Gillem, Jr., of record in Book 2489, Page 451, said Register's Office, said point being the northwesterly corner of the herein described tract of land; thence with the easterly margin of said Avenue, southwardly 145 feet, more or less, to the northwesterly corner of the property conveyed to the City of Nashville of record in Book 2548, Page 136, said Register's Office; thence leaving the easterly margin of South Graycroft Avenue with the northerly line of the City of Nashville property, in an easterly direction 266 feet, more or less, erroneously referred to in a prior conveyance at 349.4 feet, more or less, to the southwesterly corner of the property conveyed to Clinton D. Keel, of record in Book 2860, Page 19, said Register's Office; thence with Keel's westerly line northwardly 150 feet, more or less, to the southeasterly corner of the property conveyed to Joseph Smith of record in Book 5231, Page 208, said Register's Office; thence westwardly 270 feet, more or less, to the point of beginning.

Being the same property conveyed to RK Junior Contracting Services, LLC, by virtue of that certain Warranty Deed dated July 10, 2020, and being of record at Instrument No. 20200710-0075899 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 205 & 207 S Graycroft Ave Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 8th day of July, 2022.

RK Junior Contracting Services, LLC

By: Ronnie Kelley, Jr., Sole Member

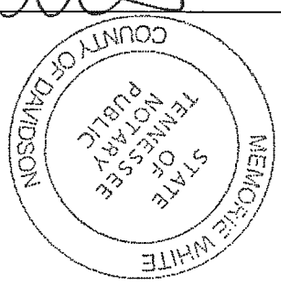
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared **Ronnie Kelley, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Sole Member** of **RK Junior Contracting Services, LLC** the within named bargainer, and that he as such **Sole Member**, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself as **Sole Member.**

WITNESS my hand and official seal at office this 8th day of July, 2022.

Notary Public

My Commission Expires: 3.3.2025



Certificate of Authenticity

I, Holly A Mason, 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 7/8/22.

Affiant Signature

7/8/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8th day of July, 2022

Notary's Signature (Notary Seal)

My Commission Expires: 3.3.2025

STATE OF TENNESSEE NOTARY PUBLIC
MEMORIE WHITE
COUNTY OF DAVIDSON