Karen Johnson Davidson County
Batch# 920728 DEEDWARR
09/23/2022 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20220923-0105774

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/6/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kathryn Schlake	NEW OWNER	Parcel ID: 03300029900
(NAME)	(NAME)	
1209B Dickerson Road	1803 RITA AVENUE	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	ST. CHARLES, IL 60174	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Robert J. Cross and Carleigh Webster** N/A CARLEIGH CROSS, **husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kathryn Schlake**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: *UNMARRIED WOMAN

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Resubdivision of a portion of Lot 5 of Eppy Cunningham Lands, as shown by plat of record in Instrument Number 20180508-0044114 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert J. Cross, A Single Man, and Carleigh Webster, A Single Woman, as Joint Tenants in common with Right of Survivorship from Craig V. Smith and Eugene Edward Howard, III by Warranty Deed dated May 11, 2018 and recorded on May 16, 2018 in Instrument No. 20180516-0046858, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1209B Dickerson Road, Goodlettsville, TN 37072

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 our hands this 22 day of SEPTEMBER, 2022

Robert J. Cross

Carleigh Cross

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Robert J. Cross and Carleigh Webster N/K/A Carliegh, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of September, 2022.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 7-17-2023 BRANDON WESLEY LIPPMAN

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 7-17-2023 BRANDON WESLEY LIPPMAN

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 **September 22, 2022**.

Date

Affiant Signature

September 23, 2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **23** day of **September**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23
Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)