Name and Address of New Owner:
Anthony Cross, Sr.
745 Tahlena Avenue
Nashville, TN 37115

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 043-05-0-111

Karen Johnson Davidson County
Batch# 936049 DEEDWARR
10/31/2022 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20221031-0117530

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ogelia Neal**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Anthony Cross, Sr.,** married, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Tract No. 6, Block A on the Plan of Cedarcrest Estates, a subdivision of record in Book 974, Page 15, 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 Mack H. Slate and wife, Effie Slate by Warranty Deed from Reality Sales Company, a Corporation of record in Book 1194, Page 679, Register's Office for Davidson County, Tennessee, dated March 30, 1944 and recorded on April 08, 1944. (Value or consideration shown in aforementioned deed $10.00.)

Said Effie Slate died on September 4, 1984, vesting Mack H. Slate as surviving tenant by the entirety.

Said Mack H. Slate died on November 12, 1994 leaving Last Will and Testament filed for Probate in the Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Betty June Watson and Ogelia Neal were named Personal Representatives of the Estate of Mack H. Slate, deceased.

Being the same property conveyed to Ogelia Neal and Betty June Watson by Executor's Deed from Betty June Watson and Ogelia Neal, Personal Representatives of the Estate of Mack H. Slate, Subsequently Betty June Watson conveyed to Ogelia Neal all her right, title, and interest of record in Book 9765, Page 270, Register's Office for Davidson County, Tennessee, dated August 16, 1995 and recorded on August 17, 1995.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of October, 2022.

Ogelia Neal by Steve Neal, attorney-in-fact (SEAL)
Ogelia Neal by Steve Neal, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of October, 2022, before me personally appeared **Steve Neal** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Ogelia Neal,** and acknowledged that he executed the same as the free act and deed of the said **Ogelia Neal.**

Witness my hand and seal this 28th day of October, 2022.

Notary Public
My commission expires:

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

CcM

(Affiant)

Sworn to and subscribed before me this
28th day of October, 2022.

Notary Public
My commission expires:_____

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

File No. GNT-22-2450

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 10-28-22 .

Affiant Signature

10-28-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 28 day of October, 2022.

Notary Signature

My Commission Expires: 11/8/22

