Name and Address of New Owner(s):
Anthony Cross, Sr.
P.O. Box 236
Madison, TN 37116-0236

Send Tax Bills To:
New Owner(s)

This Instrument Prepared By:
Steven Disser, Esq.
Greater Nashville Title, LLC
4603 Gallatin Pike,
Nashville, TN 37216

Map & Parcel No: 05202026800

Karen Johnson Davidson County
Batch# 943023 DEEDQC
11/18/2022 01:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221118-0122778

QUITCLAIM 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, **Anthony Cross, Sr., a married man,** hereinafter called the Grantor(s), quitclaim unto **Anthony Cross, Sr., a married man, and Anthony Cross, Jr., a single man, as tenants in common with rights of survivorship,** hereinafter called the Grantee(s), all our title and interest, if any, to the following described real estate in Davidson County, Tennessee:

Land in the llth Civil District of Davidson County, Tennessee, being Lot No. 87, on the Map of Rainbow Terrace, Section III, of record in Book 2133, page 20, Register's Office of Davidson County, Tennessee, being further described as follows:

Beginning at a point on the easterly margin of Randy Road at the common corner of lots 86 and 87; thence in a southerly direction along the easterly margin of Randy Road 118.8 feet to a point; thence in an easterly direction 84 feet; thence in a southeasterly direction 113.7 feet to a point; thence in a northeasterly direction 139.8 feet to a point on the line between lots Nos. 86 and 87; thence in a Westerly direction along the line between two said lots 613.1 feet to the easterly margin of randy Road, the point of beginning.

Being the same property conveyed to Anthony Cross, Sr. by Warranty Deed from Lynn Maness, signed March 11, 2015, and recorded March 12, 2015 in Instrument No. 20150312-0021167, Register's Office for Davidson County, Tennessee.

This is improved property known as 409 Randy Rd., Madison, TN 37115.

This property is not now, nor has it ever been the primary residence of the grantor herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the ____ day of _____, 2022.

_____(SEAL)
Anthony Cross, Sr.

STATE OF TENNESSEE.)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said State and County, **Anthony Cross, Sr.**, the within named bargainor(s), 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 this 18th day of November, 2022.

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires: 10.2.23

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 **$0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 18th day of November, 2022.

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires: 10.2.23

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 11-18-22.

Affiant Signature

11-18-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 18 day of November, 2022.

Notary Signature

My Commission Expires: 5-9-24

