Karen Johnson Davidson County
Batch# 949574 DEEDWARR
12/08/2022 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,021.20
20221208-0127994

Prepared By and Return to:
Authority Title and Escrow
319 Hickerson Dr Ste F
Murfreesboro, TN 37139

File Number: TN-22-1184

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $276,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of December, 2022.

Notary Public
My Commission Expires: 6/22/26

MELANIE HARPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
CJ Management & Consulting, LLC	New owner	162-05-0-274.00
1637 Neutrino Dr		
Murfreesboro, TN 37129		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas Miller Cross, unmarried**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **CJ Management & Consulting, LLC**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Being Lot No. 154 on the Plat of Hikory Valley, Section 3, as of record in Book 4460, page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal descritpion.

Being the same property conveyed to Thomas L. Martin and Patricia A. Martin by Warranty Deed from Deborah V. Evans (Hutchins) and Ralph W. Valentine, dated December 30, 1986, of record in Book 7098, Page 990, Register's Office for Davidson County, Tennessee.

Thomas L. Martin having since died August 15, 2004, leaving title solely vested in Patricia A. Martin. Patricia A. Martin having since died April 7, 2017, leaving her grandson, Thomas Miller Cross, as her only surviving heir. Affidavit of Heirship being recorded simultaneously herewith.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 335 Brewer Drive, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 5th day of December, 2022.

Thomas Miller Cross

Thomas Miller Cross

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Thomas Miller Cross with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 5th day of December, 2022.

TOREY BROWN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Torey Brown

Notary Public at Large
My Commission Expires: 3/16/2026

Tennessee Certification of Electronic Document

I, Katelyn Seng, 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 12/5/22 (date of document).

Affiant Signature

12/7/22
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 7 day of December, 2022

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY