Karen Johnson Davidson County
Batch# 950420 DEEDWARR
12/12/2022 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20221212-0128940

WARRANTY DEED

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/9/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
R. Akin, Mockingbird Title & Escrow Services, LLC, 1103 Holly Street, Nashville, TN 37206

File No.: 22-11-0232-HA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Tommy Cross	Tommy Cross	162-01-0C-084.00 CO
(NAME)	(NAME)	
478 Hickory Glade Drive	478 Hickory Glade Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Ten Thousand And No/100 Dollars ($210,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MELISSA C. HUNTER, A/K/A MISSY C. HUNTER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TOMMY CROSS, 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:

Land in Davidson County, Tennessee, being Unit No. 84, as shown on the map entitled, Hickory Glade, Phase 2, Site Plan, of record in Plat Book 6250, page 889, amended in Book 6900, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to KATHRYN CHAFFIN, AN UNMARRIED WOMAN, by deed from

KENNETH IRLEAN AND SHARON KIMBRELL, of record in Instrument No. 20070420-0047466, dated April 16, 2007, said Register's Office.

Further being the same property conveyed to KATHRYN CHAFFIN AND MISSY C. HUNTER, AS TENANTS IN COMMON, by quitclaim deed from KATHRYN CHAFFIN, AN UNMARRIED WOMAN, of record in Instrument No. 20210628-0087292, dated June 11, 2021, said Register's Office. KATHRYN BAIRD CHAFFIN having since died intesate on or about October 5, 2022 leaving her Heirs at Law, Melissa C. Hunter. Futher see Affidavit of Heirship of record in Instrument No. 20221212-0128860, said Register's Office. Missy C. Hunter and Melissa C. Hunter being one and the same person.

unimproved ☐
This is improved ☒ property, known as 478 Hickory Glade Drive, Antioch, TN 37013
(House No.) (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 our hands this 9TH day of DECEMBER, 2022.

Melissa C. Hunter
Melissa C. Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of December, 2022, before me, the undersigned, personally appeared Melissa C. Hunter, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC

My Commission Expires: 5/9/26

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **R. Houston Akin**, Tennessee BPR No. 033818, 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 DECEMBER 9, 2022

12/12/22

R. HOUSTON AKIN **DATE**
MOCKINGBIRD TITLE & ESCROW, LLC
PO BOX 60711
NASHVILLE, TN 37206
(615) 975-9174
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me this 12TH day of DECEMBER, 2022

Teresa Morgan
Notary's Signature

My Commission Expires: 7/3/2023

Notary's Seal:

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023