Name and Address of New Owner:
Philip Wharton and Carol S. Wharton
409 Randy Road
Nashville, TN 37115

Send Tax Bills To:
1400 Forum Boulevard
Columbia, MO 65203

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

Map & Parcel No: 052-05-0-062.00

Karen Johnson Davidson County
Batch# 959009 DEEDWARR
01/09/2023 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $965.70
20230109-0001555

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, **Anthony Cross, a married man,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Philip Wharton and Carol S. Wharton, husband and wife, as tenants by the entirety,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land situated in Davidson County, Tennessee:

Lot 31, Block I, on the revised plan of Power and Roth Madison Park Subdivision, as shown on plat of record in Plat Book 843, Page 7, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Said Lot 31 fronts 60 feet on the southerly side of Emmett Avenue and extends back between lines 210 feet more or less to the center of Gibson's Creek.

Being the same property conveyed to Anthony Cross by Warranty deed from Joe Claybon and Barbara Claybon, husband and wife, and David W. Vandenbergh and Heather B. Vandenbergh, husband and wife, of record in Instrument No. 20160223-0017241 Register's Office for Davidson County, Tennessee, dated February 18, 2016 and recorded on February 23, 2016. See Affidavit of Scrivener's Error recorded March 25, 2019 in Instrument Number 20190325-0026715, Register's Office for Davidson County, Tennessee.

This property is an investment property and not subject to any marital interest.

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 Grantees, and the Grantees' 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 6th day of January, 2023.

_____(SEAL)
Anthony Cross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Anthony Cross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of January, 2023.

_____
Notary Public
My commission expires: 5.9.26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 $261,000.00, 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
6th day of January, 2023.

_____
Notary Public
My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. GNT-22-2540

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 1-6-23 .

Affiant Signature

1-6-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 6 day of January, 2023.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON