Karen Johnson Davidson County
Batch# 998269 DEEDWARR
05/01/2023 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20230501-0032085

6459

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000.00.

Affiant

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2023.

Notary Public
MY COMMISSION EXPIRES:
File No. G23-18169

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Matthew D'Aniello (NAME)	Truist Bank (NAME)	072-14-0-239
1513 Douglas Ave (STREET ADDRESS)	1001 Semmes Ave (STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Adam L. Cross and Lauren Rosenbaum Cross, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew D'Aniello**, 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 Lot No. 71 on the Plan of Dr. E. T. Brown's Subdivision of Lots 21- 26, Brownsville Addition of record in Plat Book 332, Page 91, 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 Adam L. Cross and Lauren Cross, f/k/a Lauren Rosenbaum, husband and wife by Deed dated June 24, 2021, recorded June 28, 2021, in Instrument Number 20210628-0086927, in the Register's Office of Davidson County, Tennessee.

The said Lauren Rosenbaum and Lauren Cross and Lauren Rosenbaum Cross are one in the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Lauren Rosenbaum Cross is signed by her duly appointed Attorney-in-fact Adam Cross, pursuant to the Power of Attorney recorded in Instrument # 202305010032084, said Register's Office.

This is improved property, known as 1513 Douglas Avenue, Nashville, TN 37206.

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

An unmarried man

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. Whenever 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/our hand(s) this 27th day of April, 2023.

Lauren Rosenbaum Cross by Adam L. Cross, her Attorney-In-Fact

Adam L. Cross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of April, 2023, before me personally appeared Adam L. Cross, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of April, 2023.

Notary Signature
My commission expires: 1/28/2026

MICHAEL T. ROSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Adam L. Cross, Attorney-in-Fact for Lauren Rosenbaum Cross, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of April, 2023.

Notary Public
My Commission Expires: 1/28/2026

MICHAEL T. ROSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 28 day of April, 2023

Ernest D. Bennett, III, Affiant — 4-28-2023 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 28 day of April, 2023

Commission Expires: _____

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024