Karen Johnson Davidson County
Batch# 1045659 DEEDWARR
09/01/2023 02:51:30 PM 2 pgs
Fees: $13.00 Taxes: $925.00
20230901-0068976

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 8/3/26
(AFFIX SEAL)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2023-17091NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Anthony Cross	Anthony Cross	04313009000
(NAME)	(NAME)	
745 Tahlena Avenue	745 Tahlena Avenue	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Madison TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **XAC PROPERTIES, LLP, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANTHONY 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 Lot 3 in Block "C", The Plan of Forrest Park Subdivision (erroneously referred to as Forrest Park Subdivision in deed of acquisition) as shown on plat of record in Plat Book 843, Page 44, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to XAC Properties by Warranty Deed from Campbell Investments, a Tennessee General Partnership, dated 11/08/2011 and recorded on 11/09/2011 in Instrument No. 20111109-0087511, in the Register's Office, Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 310 East Old Hickory Boulevard, Nashville, TN 37115
(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 successors 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 28th day of August 2023.

XAC Properties, LLP, a Tennessee limited liability company

BY: John McKinley Williams
John McKinley Williams
General Partner

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned Notary Public, of the State and County aforesaid, **personally appeared before me by secured interactive two-way remote electronic audio-video communication, John M. Williams,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the General Partner of **XAC Properties, LLP,** the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal, this 28 day of August, 2023.

NOTARY PUBLIC My Commission Expires:

E-signed by Andrew Maloney on August 28, 2023 11:35 AM CDT
ANDREW H MALONEY
State of Tennessee
Online Notary Public
County of Williamson
My Commission Expires:
August 03, 2026
Notarized remotely via audio/video communication

Pavaso, Inc.

08/03/2026

I, Andy Maloney, 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 8/28/2023 (date of document).

Affiant Signature
Date 8/28/2023

State of TN
County of Williamson

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

Notary's Signature
MY COMMISSION EXPIRES: 2/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY