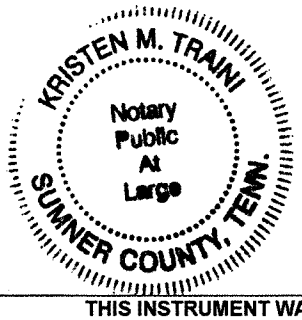
Karen Johnson Davidson County
Batch# 1074583 DEEDWARR
11/22/2023 01:15:30 PM 4 pgs
Fees: $23.00 Taxes: $444.00
20231122-0091113

| | |
|---|---|
|   | STATE OF TENNESSEE<br>COUNTY OF ~~Davidson~~ Sumner<br><br>The actual consideration or value, whichever is greater, for this transfer is $120,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 22 day of November, 2023.<br><br>Notary Public<br>My commission expires:<br>10/21/2024 |

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: (If left blank, send to new owner at property address) | Map-Parcel Numbers: |
|---|---|---|
| **Miguel Alexander Colindres** | | **147030B10100CO** |
| **370 Wallace Rd Unit B-11** | | |
| **Nashville, TN 37211** | | |

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 HEREBY ACKNOWLEDGE, WE,

**Walter G Cross III and Margaret A Cross, HUSBAND AND WIFE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Miguel Alexander Colindres, A MARRIED MAN**

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 B-11, Southern Hills Condominium created under Title 66, Chapter 27, Section 101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, Page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Walter G Cross, III and wife, Margaret A Cross, by Warranty Deed from D'arcy Spak and husband, David Spak, and Drea York, unmarried, dated August 1, 2012, of record in Instrument No. 20120802-0068269, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (____) property known as 370 Wallace Rd Unit B-11, 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 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 in 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.

Walter G Cross III Date: 11-21-2023
Walter G Cross III

Margaret A Cross Date: 11/21/2023
Margaret A Cross

STATE OF Florida

COUNTY OF Clay

Personally appeared before me, a Notary Public of said County and State, Walter G Cross III and Margaret A Cross, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of November, 2023.

Bobby Jo Morgan
Bobby Jo Morgan
NOTARY PUBLIC

Notary Public State of Florida
Bobby Jo Morgan
My Commission HH 050425
Expires 10/04/2024

My Commission Expires: 10/04/2024

## ACKNOWLEDGMENT IN AN INDIVIDUAL CAPACITY

§ 117.05(13)(b), Florida Statutes

STATE OF FLORIDA

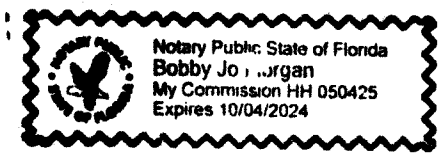
COUNTY OF Clay

The foregoing instrument was acknowledged before me by means of physical presence, this 21st day of November, 2023, by Walter G. Cross III.

(NAME OF PERSON ACKNOWLEDGING)

Personally Known ☐ *OR* Produced Identification ☒

Type of Identification Produced Florida DL




Bobby Jo Morgan

(SIGNATURE OF NOTARY PUBLIC – STATE OF FLORIDA)

Bobby Jo Morgan

(PRINT, TYPE, OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC)

**Description of Attached Document**

Title or Type of Document: Warranty Deed

Document Date: November 21, 2023 Number of Pages (including this page): 3

Names of Other Signers/Witnesses: Margaret A. Cross

*"Do you acknowledge that this is your signature and that you are executing this document of your own free will?"*

**Tennessee Certification of Electronic Document**

I, Jennifer Russell, 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 11/21/2023 (date of document).

Jennifer Russell
Affiant Signature

11/22/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 22 day of November 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

