Karen Johnson Davidson County
Batch# 1080000 DEEDWARR
12/08/2023 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20231208-0094853

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

ELIZABETH G. COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$230,000.00**

Subscribed and sworn to before me this 5th day of December, 2023.

Notary Public **Affiant**
My Commission Expires: 4/26/25

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Anthony Cross **314 East Old Hickory Boulevard** **Nashville, TN 37115**	Same as New Owner	**04313009100**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **John B. Cole and Steven Dunlap, Co-Trustees of the Cole Tennessee Community Property Trust dated July 26, 2022**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Anthony Cross, a married man**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 4 in Block C on the Plan of Forrest Park Subdivision of record in Plat Book 843, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of theproperty.

Being a portion of the same property conveyed to Jack B. Cole, a married person by Warranty deed from Campbell Investments, a Tennessee general partnership, Joseph A. Campbell and Nancy J. Campbell, general partners of record in Instrument No. 20020719-0087025 Register's Office for Davidson County, Tennessee, dated July 15, 2002 and recorded on July 19, 2002. See rerecordings of record at Instrument Nos. 20030206-0016559 and 20030211-0018904.

Being the same property conveyed to John B. Cole and Carol Ann Cole, a married couple by Quitclaim deed from Jack B. Cole, a married man of record in Instrument No. 20230323-0021293, said Register's Office for Davidson County, Tennessee, dated March 23, 2023 and recorded on March 23, 2023.

Being the same property conveyed to John B. Cole and Steven Dunlap, as the Co Trustees of The Cole Tennessee Community Property Trust by Quitclaim deed from John B. Cole and Carol Ann Cole, a married couple of record in Instrument No.

20230324-0021747, said Register's Office for Davidson County, Tennessee, dated March 23, 2023 and recorded on March 24, 2023.

This is improved property known as: 314 East Old Hickory Boulevard, Nashville, TN 37115

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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 hand this 5th of December, 2023.

Cole Tennessee Community Property Trust dated July 26, 2022

JOHN B. COLE, Co-Trustee

STEVEN DUNLAP, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **JOHN B. COLE AND STEVEN DUNLAP, CO-TRUSTEES OF THE COLE TENNESSEE COMMUNITY PROPERTY TRUST DATED JULY 26, 2022**, the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 5th day of December, 2023.

NOTARY PUBLIC
My Commission Expires: _____

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **12/5/2023** [DATE].

AFFIANT SIGNATURE

12/5/2023
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **5th** day of **December**, 2023.

Notary Signature
My Commission Expires: 4/26/25
[SEAL]

