Karen Johnson
Batch # 1087848
01/03/2024 09:51:39 AM
Fees: $13.00 Taxes: $1,846.30
Davidson County
DEEDWARR
2 pgs
20240103-0000532

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

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$499,000.00**

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

Notary Public **Affiant**
My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Anthony Cross 745 Tahlena Ave Madison, TN 37115	Same as New Owner	**04313009200**

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) have this day bargained and sold, and do 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. 5, Block C on the Plan of Forest 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 the property.

Being the same property conveyed to John B. Cole and wife, Carol A. Cole by Warranty deed from Heirs of Dorothy Claudine Broadrick, being Larry W. Broadrick, James C. Broadrick, and Katrina E. Broadrick Upton of record in Book 9537, page 634, Register's Office for Davidson County, Tennessee, dated November 22, 1994 and recorded on December 5, 1994.

Being a portion of the same property conveyed to Cole Family Partners, LP by Quitclaim deed from John B. Cole and wife, Carol A. Cole of record in Book 10386, page 550 Register's Office for Davidson County , Tennessee, dated March 11, 1997 and recorded on March 20, 1997.

Being the same property conveyed to John B. Cole and Carol Ann Cole, a married couple by Quitclaim deed from Cole Family Partners, LP of record in Instrument No. 20230323-0021277 Register's Office for Davidson County, Tennessee, dated March 23, 2023 and recorded on March 23, 2023.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LR-BD-23-316

Being the same property further conveyed to John B. Cole and Steven Dunlap, as 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. 20230324-0021738 Register's Office for Davidson County, Tennessee, dated March 23, 2023 and recorded on March 24, 2023.

This is improved property known as: 316 East Old Hickory Boulevard, ~~Nashville~~ Madison, 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