NEW OWNER:
Justin Cross
1206 Preston Drive
Nashville, TN 37206

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 24-115

MAP & PARCEL
083-04-3A-004.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1107200 DEEDWARR
03/04/2024 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,875.90
20240304-0014749

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FIVE HUNDRED SEVEN THOUSAND AND 00/100 DOLLARS ($507,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **John S. Blackwell, individually** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Justin Cross, a single man** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 4, on the Plan of Carter Preston Townhomes attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Carter Preston Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160429-0042154 and amendment of record in Instrument No. 20210112-0005545, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to John S. Blackwell, individually by Warranty Deed from Trustees of Porter Heights Baptist Church by and thru Dave Johnson, Trustee and Fred Donaldson, Pastor of record in Instrument No. 20150731-0075463 Register's Office for Davidson County, Tennessee, dated July 27, 2015 and recorded on July 31, 2015.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 29 day of ~~March~~ FEB, 2024.

JOHN S. BLACKWELL

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **John S. Blackwell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29 day of ~~March~~ FEB, 2024.

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 06-28-25

****

The actual consideration or value, whichever is greater, for this transfer is $ **507,000.00**.

Christy Malone-Smith

AFFIANT

Sworn to and subscribed to before me this 29th day of ~~March~~ February, 2024.

Sophie Rhea Markos

NOTARY PUBLIC

My commission expires: 12/19/26

SOPHIE RHEA MARKOS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 29, 2024.

Affiant Signature

07-25-23

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me on this 25th day of July, 2023.

Notary Signature

My Commission Expires: 06-28-25

NOTARY'S SEAL:

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY