WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF June, 2024.

Notary Public
MY COMMISSION EXPIRES:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

Karen Johnson Davidson County
Batch# 1145513 DEEDWARR
06/11/2024 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20240611-0043421

File #24-TC-0047-COMP

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER
Quantez Freeman	**First Horizon Bank**	
(NAME)	(NAME)	**105 03 0N 001.00**
47 Wharf Avenue, Unit A	**165 Madison Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Memphis, TN 38103**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JORDAN LYNN CROSS AND JOSHUA ALEXANDER CROSS, WIFE AND HUSBAND,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

QUANTEZ FREEMAN, UNMARRIED MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 47 WHARF AVENUE RESIDENCES, of record as Instrument No. 20170526-0052729 and being shown on Plat attached thereto as Exhibit "C", 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 Jordan Lynn Higgins, Unmarried, by Warranty Deed from Rhythm Homes and Development, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20180102-0000022, in the Register's Office of Davidson County, Tennessee, dated December 29, 2017 and recorded on January 02, 2018.

Being the same property conveyed to Jordan Lynn Cross and Joshua Alexander Cross, Wife and Husband, by Quit Claim Deed from Jordan Lynn Cross f/k/a Jordan Lynn Higgins, of record in Instrument No. 20211026-0143947, in the Register's Office of Davidson County, Tennessee, dated October 18, 2021 and recorded on October 26, 2021.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CLAIBORNE PLAN NASHVILLE, as recorded in Plat Book 21, Page 84 AND 85.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170526-0052729.
* Easement for Power Line, recorded in Instrument No. 20191030-0111509.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **47A Wharf Avenue, Nashville, TN 37210**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this the 7th day of June, 2024.

Jordan Lynn Cross

Joshua Alexander Cross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of June, 2024, before me personally appeared Jordan Lynn Cross, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of June, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of June, 2024, before me personally appeared Joshua Alexander Cross, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of June, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

True Copy Certification

I, **Tonya Cherry,** 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 this the 7 day of June, 2024.

Affiant Signature
Date 6/7/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7 day of June, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027