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

Karen Johnson Davidson County
Batch# 1148482 DEEDWARR
06/18/2024 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $692.22
20240618-0045861

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$187,085.42**.

Subscribed and sworn to before me this 12 day of January, 2024.

RUSSELL E. FREEMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public **Affiant**

My Commission Expires: 12/03/2024

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Anthony S. Cross **745 Tahlena Avenue** **Madison, TN 37115**	Same as New Owner	**053-05-0-023.00**

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 **ROBERT CARLTON RICHMOND**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **ANTHONY S. CROSS**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Robertson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 113, as shown on the map entitled Section 3, Sequoia Valley, of record in Plat Book 4460, page 83, Register's Office for Davidson County,, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ROBERT CARLTON RICHMOND, unmarried, by installment deed from ERNEST AVIN SIRCY, JR., unmarried, at Instrument No. 20160314-0023738, dated March 11, 2016, said Register's Office.

This is improved property known as: 1277 Cheyenne Boulevard, 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 12 of June, 2024.

ROBERT CARLTON RICHMOND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Russell E. Freeman,** a Notary Public in and for said County and State, **Robert Carlton Richmond,** the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 12 day of June, 2024.

My Commission Expires: 12/03/2024

NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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 **06-12-2024** [DATE].

AFFIANT SIGNATURE

06-12-2024
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **12th** day of **June**, 2024.

Notary Signature
My Commission Expires: 01-06-2025
[SEAL]

