Karen Johnson
Batch # 1213100
12/06/2024 11:40:56 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241206-0094863

STEPHEN ROPER NOTARY Comm. Exp. GEORGIA June 28, 2025 PUBLIC CHEROKEE COUNTY, GA	STATE OF Georgia COUNTY OF Cherokee THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Benjamin Cross Affiants SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF November 2024. Notary Public MY COMMISSION EXPIRES: June 28, 2025 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR, NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Cross	**SAME**	**Map 120-2** **Parcel 158**
(NAME) **1314 Mercury Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37217**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTOR'S QUITCLAIM DEED

Jonathan Kilcup Cross, died on March 26, 2024. **Benjamin Cross** was named as the Executor in the Last Will and Testament of the late **Jonathan Kilcup Cross a/k/a Martha S. Wolfe Flowers. Benjamin Cross** was appointed Executor of the **Estate of Jonathan Kilcup Cross** on April 19, 2024, by order of the Probate Court for Davidson County, Tennessee (Docket No. 24P-723).

The Executor is duly qualified. The Executor, by signing this Deed, releases any right the Executor may have to recover this property in the event of the subsequent insolvency of this Estate.

In accordance with the laws of the State of Tennessee, **Benjamin Cross**, pursuant to the Last Will and Testament of **Jonathan Kilcup Cross** accepted for probate by the Probate Court for Davidson County, Tennessee, and acting as Executor of the **Estate of Jonathan Kilcup Cross**, quitclaims to **Nathan Cross,** all right, title and interest in and to the following described real estate in Davidson County, State of Tennessee, to-wit:

BEING Lot No. 96 on the Map of STARDUST ACRES, as of record in Plat Book 1424, Page 92, Register's Office for said County.

Said lot fronts 60 feet on the north side of Mercury Drive and runs back between parallel lines, 175 feet to a dead line.

BEING the same property conveyed to Jonathan Cross, by Deed from Usama Shallaby and Amira Sadek, of record in Instrument No. 20040916-011540, Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Jonathan K. Cross, by Quitclaim Deed dated September 16, 2004, from Patricia Ann (Hove) Cross, of record in Instrument No. 20040916-0111541, Register's

Office for Davidson County, Tennessee.

SUBJECT to any governmental zoning and subdivision ordinances or regulations in effect thereon.

The said Jonathan Cross, Jonathan K. Cross, and Jonathan Kilcup Cross, are one in the same for purposes of this transaction.

Unimproved ( )
This is improved (X) property, known as: **1314 Mercury Drive, Nashville, TN 37217.**

Witness our hands, this 13 day of November 2024.

Benjamin Cross Executor
Benjamin Cross
Executor of the Estate of Jonathan Kilcup Cross

STATE OF Georgia)
COUNTY OF Cobb)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BENJAMIN CROSS, EXECUTOR** to me known (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, this 13 day of November, **2024.**

My Commission Expires: June 28, 2025

Notary Public

STEPHEN ROPER NOTARY PUBLIC CHEROKEE COUNTY, GA Comm. Exp. GEORGIA June 28, 2025