Name and Address of New Owner:
Synced Properties, LLC
745 Tahlena Ave.
Madison, TN 37115

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1230048 DEEDQC
01/24/2025 12:34:30 PM 11 pgs
Fees: $57.00 Taxes: $0.00
20250124-0005689

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 058-15-0-064.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged **Anthony Cross, A/K/A Scott Cross, A/K/A Anthony S. Cross, Sr., A/K/A Anthony Scott Cross, A/K/A Anthony S. Cross, A/K/A Anthony Cross, Sr, and wife Shaneka Cross, and Anthony Cross, Jr.,** "the Grantors," convey and quitclaim unto **Synced Properties, LLC, a Tennessee Limited Liability Company,** "the Grantee," all our right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

See attached Exhibit "A"

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

Shaneka Cross joins in this conveyance to convey her marital interest, if any, she may have in the properties.

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Exhibit "A"

Property 1
Address: 102 E Palestine Ave., Madison, Tennessee 37115
Map/Parcel: 5108011200

BEING Lot No. 6, on the Plan of Due West Montague Subdivision, of record in Book 547, Page 115, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Said Lot No. 6 fronts 80 feet on the southerly side of East Palestine Boulevard and runs back between lines, 214 feet on the easterly line and 225 feet on the westerly line, to a dead line in the rear, measuring 90 feet thereon.

Being the same property conveyed to Anthony Cross and wife, Margo Cross by Warranty Deed from Andy King and Steve Stanfill of record in Instrument Number 20100401-0024273, Register's Office, Davidson County, Tennessee. The said Margo Cross having since died on January 30, 2017 leaving Anthony Cross as the surviving tenant by the entirety.

This is improved property known as 102 E. Palestine Avenue, Madison, Tennessee 37115.

Property 2
Address: 1101 Gallatin Pike S Madison, Tennessee 37115
Map/Parcel: 51-8-111

Land in Davidson County, Tennessee, being Lot No. 5 on the plan of due West Montague of record in Book 547, Page 115, Register's Office for Davidson County, Tennessee, and a portion of the right of way abandoned in Metro Council Bill No. 65-666, being a certain tract of land located along the east side of Gallatin Road and the south side of East Palestine Avenue in the first Councilmanic district of Nashville, Davidson County, Tennessee, and being more particularly described by metes and bounds as follows:

Beginning at a P.K. nail (new), said pin being the northwest corner of the herein described tract, in the east right of way of Gallatin Road and the south right of way of East Palestine Avenue; thence with the south right of way of East Palestine Avenue, South 79 degrees 29 minutes 54 seconds East, 224.32 feet to a P.K. nail (new), said nail being a corner to Kenneth Gibbs as evidenced in Book 8255, page 518, Register's Office for Davidson County, Tennessee; thence with the line of Gibbs, South 06 degrees 39 minutes 12 seconds West, 75.00 feet to an iron pin (new), said pin being a corner to The House of Choy, Inc., as evidenced in Book 5703, page 725, Register's Office for Davidson County, Tennessee; thence with the line of The House of Choy, Inc., North 81 degrees 47 minutes 48 seconds West, 252.80 feet to a P.K. nail (new), said nail being in the east right of way of Gallatin Road; thence with said right of way, North 25 degrees 48 minutes East, 88.09 feet to the point of beginning and containing 19,006 square feet, of 0.44 acres.

Being the same property conveyed to Margo Cross and husband, Scott Cross by Warranty Deed from Kenneth C. Geske and wife, Kathleen A. Geske, of record in Instrument Number 20071011-0121061, Register's Office for Davidson County, Tennessee. The said Margo Cross having since died on January 30, 2017 leaving Scott Cross as the surviving tenant by the entirety.

This is improved property known as 1101 Gallatin Pike S., Madison, Tennessee 37115.

Property 3
Address: 1107 Gallatin Road South, Madison, Tennessee 37115
Map/Parcel: 051-080-110

Land in Davidson County, Tennessee, being Lot No. 4, part of a 50-foot abandoned street dedication, and part of the Old Gallatin Interurban Railroad right of way, all on the plan of Due West Montague, of record in Book 547, Page 115, Register's Office for Davidson County, Tennessee, according to a survey of James L. Murphy, Jr. & Co., dated April 8, 1968, not of record, and more particularly described as follows:

BEGINNING on the easterly margin of Gallatin Pike at an iron pin at the southwest corner of the property owned by Ollie Mai Martin; thence South 81°31'02" East, 252.80 feet to a point; thence South 6° 55' 58" West 75 feet to a point; thence North 82°58'23" West, 280.95 feet to the easterly margin of Gallatin Pike; thence North 26°04'54" East 86.14 feet to said iron pin in the easterly margin of Gallatin Road, the point of beginning.

INCLUDED in the above described property, but EXCLUDED THEREFROM is that portion of the Old Gallatin Interurban Railroad right of way lying within 60 feet east of a parallel to the center line of Gallatin Pike, as set out as an easement for highway and utility purposes, granted to Metropolitan Government of Nashville and Davidson County, Tennessee, by Quitclaim Deed from Ollie Mai Martin, et al, of record in Book 3962, Page 348, in said Register's Office.

Being the same property conveyed to Anthony Cross and wife, Margo Cross by Warranty Deed from HOUSE OF CHOY, INC., of record in Instrument No. 20070501-0051544, Register's Office for Davidson County, Tennessee. The said Margo Cross having since died on January 30, 2017 leaving Anthony Cross as the surviving tenant by the entirety.

This is improved property known as 1107 Gallatin Road S., Madison, Tennessee 37115.

Property 4
Address: 205 & 207 S Graycroft Ave, Madison, Tennessee 37115
Map/Parcel: 051-02-0-022.00

Land in Davidson County, Tennessee, being a portion of the property lying west of Block "D" on the plan of Marthonna, dated December 1937, not of record, and being more particularly described as follows:

Beginning at a point in the easterly margin of south Graycroft Avenue at the southeasterly corner of the property conveyed to L.A. Gillem, Jr., of record in Book 2489, Page 451, said Register's Office, said point being the northwesterly corner of the herein described tract of land; thence with the easterly margin of said Avenue, southwardly 145 feet, more or less, to the northwesterly corner of the property conveyed to the City of Nashville of record in Book 2548, Page 136, said Register's Office; thence leaving the easterly margin of South Graycroft Avenue with the northerly line of the City of Nashville property, in an easterly direction 266 feet, more or less, erroneously referred to in a prior conveyance at 349.4 feet, more or less, to the southwesterly corner of the property conveyed to Clinton D. Keel, of record in Book 2860, Page 19, said Register's Office; thence with Keel's westerly line northwardly 150 feet, more or less, to the southeasterly corner of the property conveyed to Joseph Smith of record in Book 5231, Page 208, said Register's Office; thence westwardly 270 feet, more or less, to the point of beginning.
Being the same property conveyed to Anthony S. Cross, Sr., a married man, by Warranty Deed from RK Junior Contracting Services, LLC, of record in Instrument No. 20220711-0079124, Register's Office for Davidson County, Tennessee.

This is improved property known as 205 & 207 South Graycroft Avenue, Madison, Tennessee 37115.

Property 5
Address: 2531 Dickerson Pike, Nashville, TN 37207
Map/Parcel: 071-03-0061.00

TRACT#1:
Land in the 12th Civil District of Davidson County, Tennessee, commencing at the southwest corner of the Floyd E. Frey property, described in an unrecorded survey made by W.W. Turner Company, May 14, 1951, thence north 11 deg. 52' east 65 feet with the east margin of Dickerson Road to a point; thence south 72 deg. 11' east 153 feet, more or less, to a point; thence south 15 deg. 37' west 65 feet to a point in the north margin of the Frey property, the south margin of the Henry Gentry property; thence north 72 deg. 11' west with the boundary of the said Frey and Gentry line; 150 feet to the point of beginning.

Also conveyed herewith is that certain non-exclusive ingress/egress easement crossing upon the real property (Lot 8) as conveyed to Thomas G. Whitley and wife, Clara N. Whitley as evidenced by Warranty Deed of record in Book 4669, Page 359, Register's Office for Davidson County, Tennessee to which reference is hereby made, to run with the land, to wit;

Being a 15' wide ingress and egress easement serving that property owned by Thomas G. Whitley (DB 7012, Page 386 RODCT) having a Metro Tax Map Parcel ID of 0710306100 crossing that property owned by Thomas G. Whitley (DB 4669, Page 359 RODCT) known as Lot 8 of the John L. Gordon Subdivision as of record in Book 843, Page 61 RODCT and having a Metro Tax Map Parcel ID of 07103006200 more accurately described as follows:

Beginning at the southeast corner of said Lot 8, a common corner with Lot 7, of said subdivision; Thence, with the common line between said lots, N 78 30'00" W, 22.99' to a point; Thence 37.46' 18" W, 7056' to a point in the northerly line of said Lot 8; Thence, with said line, S 72 03' 11" E, 26.63' a point in said line, said point being the southeast corner of the served parcel (0710306100); Thence S 37 46' 18" E, 65.98' to the point of beginning containing 1,024 sq. ft. more or less.
Also conveyed herewith, to run with the land, non-exclusive ingress/egress which serves Lot 5, 6, 7 and 8 as described in Book 2090, Page 582, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Anthony Scott Cross and wife, Margo Jackson Cross by Quitclaim Deed of record as Instrument Number 20120718-0063379, Register's Office for Davidson County, Tennessee. The said Margo Jackson Cross having since died on January 30, 2017 leaving Anthony Scott Cross as the surviving tenant by the entirety.

TRACT#2:
Being 0.110 acre, more or less, as shown at Plat Book 5050, page 107, bounded generally by Dickerson Pike and Marant Realty LLC (Instrument Number 20040302-0023731) to the west (and also being located immediately to the north and east-and/or-rear of said Marant Realty LLC property), Dellway Villa Road to the north, Dellway Villa Apartments (Lot No. 1 Plat Book 5050, page 107) to the east, and Whitley (Book 4669, page 359) to the south, together with a narrow strip of land [3' wide, more or less] adjacent to Marant's north line that extends to Dickerson Pike [153', more or less], and thus being all the same property conveyed to the Grantor and more specifically described in that deed dated September 04, 1979, as of record at Book 5494, Page 138, less and expressly excluded herefrom the lot, or that portion of grantor's property, conveyed to David M. Dunn by deed dated July 18, 1988, as of record at Book 7601, Page 972, all recording references to the Register's Office for said county, and all to which reference is hereby made and incorporated herein for a complete description of the property hereby conveyed.

Being the same property conveyed to Anthony Scott Cross and wife, Margo Jackson Cross by Quitclaim Deed of record as Instrument Number 20120718-0063379, Register's Office for Davidson County, Tennessee. The said Margo Jackson Cross having since died on January 30, 2017 leaving Anthony Scott Cross as the surviving tenant by the entirety.

This is improved property known as 2531 Dickerson Pike, Nashville, Tennessee 37207.

Property 6
Address: 2805 Nolensville Pike, Nashville, TN 37211
Map/Parcel: 051-02-0-022.00

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of McLean Subdivision of record in Plat Book 421, Page 130, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to William J. Pratt, Jr and Dennis L. Dunker, as tenants in common, by Quitclaim deed dated December 28, 1989 and filed of record in Book 8021, Page 52, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anthony Scott Cross and wife, Margo J. Cross from William J. Pratt, Jr and Dennis L. Dunker by Warranty Deed of record as Instrument Number 20090728-0070534, Register's Office for Davidson County, Tennessee. The said Margo J. Cross having since died on January 30, 2017 leaving Anthony Scott Cross as the surviving tenant by the entirety.

This is unimproved property known as: 2805 Nolensville Pike, Nashville, Tennessee 37211

Property 7
Address: 300 East Old Hickory Boulevard, Madison, TN 37115
Map/Parcel: 043-13-0-088.00

Land in Davidson County, Tennessee, being Lot No. 1 in Block "C" on the plan of Forest Park Subdivision at Madison, Tenn., as the same appears of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee to which plan reference is hereby made.

Being the same property conveyed to Anthony Cross and Shaneka Cross, a married couple, by Warranty Deed from John B. Cole of record in Instrument No. 20210927-0129168 Register's Office for Davidson County, Tennessee.

This is improved property known as 300 East Old Hickory Boulevard, Madison, Tennessee 37115.

Property 8
Address: 322 E Old Hickory Boulevard, Madison, TN 37115
Map/Parcel: 043-130-093.00

Being Lot Nos. 6, of Block C on the Plan of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, Page 44, Register's Office for said County.

Being the same property conveyed to Anthony Cross and wife, Shaneka Cross by Warranty Deed from John B. Cole of record in Instrument Number 20201229-0153993, and corrected in Scrivener's Affidavit in Instrument Number 20210503-0059339, Register's Office for Davidson County, Tennessee.

This is improved property known as 322 E Old Hickory, Madison, Tennessee 37115.

Property 9, 10, 11, &12
Address: 323 325 & 327 Maple St & 326 E Old Hickory, Madison, TN 37115
Map/Parcel: 043-13-0-102, 043-13-0- 094, 043-13-0- 415 & 043-13-0- 103

Being Lot Nos. 18, 19, 20, and 7 of Block C on the Plan of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, Page 44, Register's Office for said County. Said Lots front together 150 feet on the Northerly side of Maple Street and run back between parallel lines150 feet to a dead line.

Being the same property conveyed to Anthony Cross and wife, Shaneka Cross by Warranty Deed from Cole Family Partners LP by Aaron Adams, Trustee, of record in Instrument Number 20201229-0153994 Register's Office for Davidson County, Tennessee.

These are improved properties known as 323, 325, & 327 Maple St. & 326 E Old Hickory, Madison, Tennessee 37115.

Property 13, & 14
Address: 342 & 346 East Old Hickory Blvd, Madison, TN 37115
Map/Parcel: 04313009700 & 04313009600

Land in Davidson County, Tennessee, being Lot Nos. 11 and 12 on the Plan of Forest Park Subdivision, Block C 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 Anthony Cross and wife, Shaneka Cross by Warranty deed from John B. Cole, married, of record in Instrument Number 20200831-0098440 Register's Office for Davidson County, Tennessee.

This is improved property known as 342 & 346 East Old Hickory Blvd, Madison, Tennessee 37115.

Property 15
Address: 3640 Dickerson Pike Nashville, TN 37207
Map/Parcel: 041-16-0-054.00

Land in Davidson County, Tennessee, being Lot No. 1, on the Final Plat of Resub of Part of Lot 1 Reserved for Commercial No. 1 Bellshire Estates Section 5, as shown on Plat of record in Plat Book 6900, Page 949, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of subject property.

Being the same property conveyed to Anthony S. Cross by General Warranty Deed from Vigil Ray of record in Instrument Number 20160606-0056452 Register's Office for Davidson County, Tennessee.

This is improved property known as 3640 Dickerson Pike Nashville, TN 37207.

Property 16
Address: 405 Randy Road. Madison. Tennessee 37115
Map/Parcel: 052-02-0-267.00

Land in Davidson County, Tennessee, being Lot No. 86 on the Map of Rainbow Terrace, Section III, of record in Book 2133, Page 20, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description,

Being the same property conveyed to Anthony Cross, married, by Warranty Deed from Home Pro Cooperative, LLC of record in Instrument Number 20221221-0131784 Register's Office for Davidson County, Tennessee.

This is improved property known as 405 Randy Road. Madison. Tennessee 37115.

Property 17
Address: 409 Randy Rd., Madison, TN 37115
Map/Parcel: 05202026800

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 87, on the Map of Rainbow Terrace, Section III, of record in Book 2133, Page 20, Register's Office of Davidson County, Tennessee, being further described as follows:

Beginning at a point on the easterly margin of Randy Road at the common corner of lots 86 and 87; thence in a southerly direction along the easterly margin of Randy Road 118.8 feet to a point; thence in an easterly direction 84 feet; thence in a southeasterly direction 113.7 feet to a point; thence in a northeasterly direction

139.8 feet to a point on the line between lots Nos. 86 and 87; thence in a Westerly direction along the line between two said lots 613.1 feet to the easterly margin of randy Road, the point of beginning.

Being the same property conveyed to Anthony Cross, Sr., a married man, and Anthony Cross, Jr., a single man, as tenants in common rights of survivorship, by Quitclaim Deed of record in Instrument Number 20221118-0122778, Register's Office for Davidson County, Tennessee.

This is improved property known as 409 Randy Rd., Madison, TN 37115.

Property 18
Address: 409-411 Old Hickory Blvd Madison, TN 37115
Map/Parcel: 043-13-0-018.00

Parcel No. 3: Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by H. Gee, April 2, 1960, as follows: Beginning on the northerly margin of Old Hickory Boulevard at the southwest corner of the property conveyed to Ewing E. Lannon and wife by deed from O.R. Jones and wife of record in Book 2646, page 547, said Register's Office, said point being also 250 feet west from the intersection of the northerly margin of Old Hickory Boulevard and westerly margin of Delaware Avenue: thence North 8 deg. 10 min. west 400 feet to the southerly margin of Burrwood Avenue (not opened); thence with the same South 82 deg. 40 min. West 50 feet; thence South 8 deg. 10 min. East 400.7 feet to the northerly margin of said Old Hickory Boulevard; thence with the same North 81 deg. 50 min. East 50 feet to the beginning.

Parcel No. 4: Land in the 11th Civil District of Davidson County, Tennessee, being part of Bixler Property, described as follows: Beginning at a point in the northerly margin of Old Hickory Boulevard at an iron pin that is 200 feet west of the northwest corner of Old Hickory Boulevard and Delaware Avenue; thence along said Boulevard South 85 deg. 35 min, West 50 feet to an iron pin; thence North 4 deg. 20 min. West 416 feet to an iron pin; thence North 85 deg. 35 min. East 50 feet to an iron pin; thence South 4 deg. 20 min. East 416 feet to the beginning.

Included in the above description of Parcels Nos. 3 and 4, but expressly excluded therefrom is that portion of said property condemned by the State of Tennessee by Judgment, a certified copy of which is of record in Book 4135, page 217, said Register's Office described as follows: Land in the Eleventh Civil District of Davidson County, Tennessee, beginning at a point in the southerly margin of a dedicated unimproved street, being Mrs. C. W. Swift's northwest corner; thence with Swift's Huffine and Martin's line, South 7 deg. 15 min. East 164 feet to a point in Martin's westerly line; thence North 86 deg. 00 min, west 102 feet more or less to Pearl Bently Myrick's Easterly boundary line; thence with Myrick's line, North 7 deg. 15 min, West 127 feet more or less to the southerly margin of said unimproved street; thence North 82 deg. 35 min. East 50 feet to a point; thence North 7 deg. 15 min. West 16 feet to a point; thence North 82 deg. 45 min East 50 feet to the point of beginning containing .43 acres, more or less.

Parcel No. 5: A tract of land in the 11th Civil District of Davidson County, Tennessee, and described according to a copy of a survey thereof made by J. Douglas Roach, Surveyor, October 22, 1947, as follows: Beginning at a point on the westerly margin of Delaware Avenue 200 feet north of the north margin of Old Hickory Boulevard; thence at right angles to Delaware Avenue westerly 200 feet; thence northerly parallel to the north margin of Delaware Avenue 75 feet; thence easterly 200 feet, more or less, to the westerly margin of Delaware Avenue; thence southerly along said Avenue around a slight curve 75 feet, more or less, to the point of beginning.

Included in the above description but expressly excluded therefrom is that portion of said property conveyed to the State of Tennessee by deed from William H. DeMars and wife, of record in Book 4063, page 52, said Register's Office, described as follows: Beginning at a point in William H. DeMars' northwest property corner, said point being also in C.H. Huffine's southwest property corner; thence running easterly 180 feet more or less along DeMar's northerly boundary line to a point; thence running southerly 55 feet, more or less, around a slight curve to the left which is on the west margin of Delaware Avenue; thence running northwest 182 feet more or less, to a point on DeMar's westerly boundary line; thence running North 10 deg 37 min. East 26 feet, more or less, along DeMars' westerly boundary line back to the point of beginning, containing 0.17 acres, more or less..

Being the same property conveyed to Anthony S. Cross and Shaneka Cross, husband and wife, by Warranty Deed from David Adcock of record in Instrument Number 20200615-0060858 Register's Office for Davidson County, Tennessee.

This is improved property known as 409-411 East Old Hickory Blvd Nashville, Tennessee 37115.

Property 19

Address: 600 Kinsey Blvd Madison, TN 37115
Map/Parcel: 052-03-0-007.00

Land lying in the 11th, formerly 19th, Civil District in Davidson County, Tennessee, described according to a copy of a survey made August 3, 1953, by Harvey Gee, Surveyor, and being more particularly described as follows, to-wit:

BEGINNING at an iron pin in the westerly margin of Kinsey Avenue, at a turn in said avenue, the northeast corner of this tract and the southeast corner of Lot No. 37 on the map of East Madison Addition, not of record; thence with the South line of said Lot 37, North 86° 12' West 295.7 feet to an iron pin at the common corner of Lots 82 and 83 on the Map of Rainbow Terrace Subdivision, Section III, as of record in Book 2133, Page 20, Register's Office for said county; thence along the easterly line of Lots 83 and 84 of said subdivision, South 3° 10' West 150 feet to an iron pin; thence South 86° 12' East 293.8 feet to an iron pin in the westerly margin of Kinsey Avenue; thence with the margin of the same, North 3° 45' East 150 feet to the beginning.

Being the same property conveyed to Anthony Cross and Margo Cross, husband and wife, by Warranty Deed from Norma I. Smith and husband, Mitchell A. Smith of record in Instrument No. 20151109-0114143, Register's Office for Davidson County, Tennessee. The said Margo Cross having since died on January 30, 2017 leaving Anthony Cross as the surviving tenant by the entirety.

This is improved property known as 600 Kinsey Blvd, Madison, TN 37115.

Property 20
Address: 608 Peeler Trail, Madison, TN 37115-5448
Map/Parcel: 052-16-0-116.00

LAND in the 11th Civil District of Davidson County, Tennessee, being Lots Nos. I and 2 pursuant to Subdivision Plan of record in Book 5190, Page 233, Register's Office for Davidson County, Tennessee, known as Revised Section Four "A" of Marlin Meadows, described as follows:

TRACT NO. I:
BEGINNING at a concrete monument at the intersection of Peeler Trail and Allen Pass; thence with the northerly margin of Allen Pass South 32°33' West 203.56 feet to a concrete monument; thence continuing with the northerly margin of Allen Pass 12.0 feet to a concrete monument; thence North 57°24'22" West 86.93 feet to the common boundary with Tract No. 2; thence North 32°33'00" East 253.00 feet to the westerly margin of Peeler Trail; thence with the westerly margin of Peeler Trail South 46°37' East 67.91 feet to a concrete monument at the beginning of a curve; thence around said curve with a radius of 25 feet 34.54 feet to the beginning.

TRACT NO. 2:
BEGINNING on the westerly margin of Peeler Trail at the common boundary with Tract No. 1, being a point North 46°37' West 67.9 I feet from a concrete monument at the intersection of Peeler -Trail and Allen's Pass; thence South 32°33'00" West 253 feet; thence North 57°24'22" West 134.87 feet to a concrete corner post at the southeast corner of Lot No. 44; thence North 32°26'52" East 136.0 feet to an iron pin; thence-North 32°00'19" East 143.0 feet to the westerly margin of Peeler Trail; thence with the westerly margin of Peeler Trail South 46°37' East 138.95 feet to the beginning.

Being the same property conveyed to Anthony Cross and Margo Cross, husband and wife, by Warranty Deed from Lee Edward Coley, of record in Instrument No. 20130617-0061396, and corrected in Scrivener's Affidavit of record in Instrument No. 20130822-0088723, Register's Office for Davidson County, Tennessee. The said Margo Cross having since died on January 30, 2017 leaving Anthony Cross as the surviving tenant by the entirety.

This is improved property known as **608 Peeler Trail, Madison, Tennessee.**

Property 21
Address: 732-734 Allen Pass, Madison, Tennessee 37115.
Map/Parcel: Map 052-16, Parcel 031.00

Land in Davidson County, Tennessee being Lot No. 1, on the Plan of Revised Section Four A, Marlin Meadows, as shown on plat of record in Plat Book 5190, Page 233, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Cross Anthony Sr., a married man, Sr., from Jeffrey Cross, an unmarried man, by Quitclaim Deed of record in Instrument Number 20221118-0122777, Register's Office for Davidson County, Tennessee.

This is improved property known as 732-734 Allen Pass, Madison, Tennessee 37115.

Property 22
Address: 740 Oakdell Ave, Madison, TN 37115
Map/Parcel: 052-01-0-239.00

Being Lot No. 11 and the northerly part of Lot. No. 10, Block "A" on the Plan of the Re-Subdivision of Power and Roth's Subdivision of Madison Park, as of record in Plat Book 843, Page 75, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said property.

Said lot and part of said lot adjoin and front together 75 feet on the westerly side of Oakdale Avenue and run back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Anthony Cross and Margo Jackson Cross, husband and wife, from Donna Kiss-Bice, married, by Warranty Deed of record in Instrument Number 20161031-0114520, Register's Office for Davidson County, Tennessee. The said Donna Kiss-Bice is now unmarried. The said Margo Jackson Cross having since died on January 30, 2017 leaving Anthony Cross as the surviving tenant by the entirety.

This is improved property, known as 740 Oakdell Ave., Madison, Tennessee 37115.

Property 23
Address: 811 Dickerson Pike Nashville, TN 37207
Map/Parcel: 082-06-0-012.00

Land in Davidson County, Tennessee, being Lot Nos. 5, 6, 7, 8 and 9, in the G. W. Thomason's Plan of Lots in Northeast Nashville, as of record in Book 57, Page 86, Register's Office for Davidson County, Tennessee and described together according to a survey made by Barge, Waggoner and Sumner Engineers, on August 22, 1969, as follows:

Beginning on an iron pin in the easterly margin of North First Street, being the common front corner of Lots Nos. 4 and 5, thence with the easterly margin of North First Street, North 5 degrees 57 minutes East 250 feet to an iron pin in the easterly margin of said Street, being the common front corner of Lots Nos. 9 and 10; thence with the line between said lots South 83 degrees 05 minutes East 155.20 feet to an iron pin in the westerly margin of an alley; thence with the westerly margin of said alley, South 6 degrees 07 minutes West 250 feet to an iron pin being the common rear corner of Lots Nos. 4 and 5; thence with the line between said Lots North 83 degrees 05 minutes West 154.47 feet to the beginning.

Being the same property conveyed to Anthony Cross and wife, Margo Cross by Warranty Deed from Fares Mohammed in Instrument Number 20110121-0006165, Register's Office, Davidson County, Tennessee. The said Margo Cross having since died on January 30, 2017 leaving Anthony Cross as the surviving tenant by the entirety.

This is improved property, known as 811 Dickerson Pike, Nashville, TN 37207.

Property 24
Address: 919 Neelys Bend Road, Madison, TN 37115
Map/Parcel: 052-07-0-014.00

Land in Davidson County, Tennessee, being parts of Lot Nos. 3, 4 and 5 Block B, on the Map of Home Acres, in the 11th Civil District, not of record and described according to a survey made by T.R. Sanford, Surveyor, dated May 17, 1962, as follows:

Beginning at a point in the northerly margin of Neely Bend Road at the southwest corner of Reid Irwin's lot which point is 46.04 feet west of the corner of lots 3 and 4; thence North 18°28' east 260.47 feet to a point which is 22.5 feet east of the corner of lots 3 and 4; thence North 66°35' west 100 feet to a point which is 22.5 feet east of the corner of Lots 4 and 5; thence south 18° 28' west 255.45 feet to the north margin of Neely Bend Road; thence with the margin of the same, as follows: Easterly 9.1 feet; south 23°22' west 5 feet to a point; south 66°35' east 91.3 feet to the beginning.

Being the same property conveyed to Anthony S. Cross, married, by Deed from Marvin E. Carter and wife, Mary Ann B. Carter, of record in Instrument Number 20150914-0092908, Register's Office for Davidson County, Tennessee.

This is improved unimproved property known as 919 Neelys Bend Road, Madison, Tennessee. 37115.

Property 25

Address: 745 Tahlena Ave Madison, TN 37115
Map/Parcel: 052-06-0-090.00

Being Lot No. 90 on the plan of Map of Madison Heights Subdivision, Section 1, as shown on plat of record in Plat Book 1424, Page 6, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Anthony S. Cross and Margo Jackson Cross from James Marion Fulton and Anthony S. Cross and Margo Jackson Cross, as joint tenants with the right of survivorship, by Quitclaim Deed of record in Instrument Number 20060616-0071974, said Register's Office. The said Margo Jackson Cross having since died on January 30, 2017 leaving Anthony S. Cross as the surviving tenant by the entirety.

This is improved property, known as 745 Tahlena Ave Madison, Tennessee 37115.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the ____ day of June, 2024.

Anthony Cross, A/K/A Scott Cross, A/K/A Anthony S. Cross, Sr., A/K/A Anthony Scott Cross, A/K/A Anthony S. Cross, A/K/A Anthony Cross, Sr

Shaneka Cross

Anthony Cross, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of March, 2024, before me personally appeared **Anthony Cross, A/K/A Scott Cross, A/K/A Anthony S. Cross, Sr., A/K/A Anthony Scott Cross, A/K/A Anthony S. Cross, A/K/A Anthony Cross, Sr and Shaneka Cross, and Anthony Cross, Jr.,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 17 day of June, 2024.

Notary Signature
My commission expires: 5.4.26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: _____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17 day of June, 2024.

Notary Signature
My commission expires: 5.4.26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 6-17-24 .

Affiant Signature

6-17-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 17 day of June, ~~2025.~~ 2024

Notary Signature

My Commission Expires: 5-9-26

