Prepared by:
D. Shayne Adair
807 Bradford Ave.
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 15th day of May 2025.

Notary Public

My commission expires: 11-28-28

PAT JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1273480 DEEDQC
05/15/2025 09:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250515-0038208

Address of New Owner:	Send Tax Bills to:	Tax Information:
John C. Wetzel	New Owner	
149 46th Avenue North		04800019900 and
Nashville, TN 37209		04800016400

QUITCLAIM DEED

THE PURPOSE OF THIS DEED TO COMBINE THE TWO TRACTS INTO ONE TRACT.

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Jeffrey Cross, unmarried and Anthony Cross, now married**, hereinafter referred to as Grantor(s), by these presents, do quitclaim and convey all of his right, title and interest unto **Jeffrey Cross, unmarried and Anthony Cross, married,** as tenants in common , hereinafter referred as, the Grantee(s), in and to the following tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I: Land in Davidson County, Tennessee, described partly according to a survey made by Steve Draper, surveyor, dated July 9, 1966 as follows:

Beginning at a point on the southerly margin of McCool Road at the northwest corner of the property conveyed to Alyne R. Gundlach by deed from David C. Rutherford of record in Book 4519, page 382, Register's Office for said County; thence with Gundlach's western boundary line south 20 deg. east 790 feet to a point; thence south 62 deg. west 93 feet; thence south 52 deg. west 18 feet; thence north 20 deg. west 790 feet more or less to the southerly margin of said McCool Road; thence with the same north 57 deg. east 111 feet to the beginning, containing 2 acres more or less.

TRACT II: Land in Davidson County, Tennessee, described partly according to a survey made by Steven Draper, Surveyor, July 9, 1966 as follows:

Beginning at a point in the southerly margin of McCool Road, 280 feet easterly from the northeast corner of the property conveyed to Gilbert R. Lewis and wife, by deed from David C. Rutherford, et ux of record in Book 4332, Page 810, Register's Office for Davidson County, Tennessee; thence with the southerly margin of said McCool Road eastwardly 169 feet more or less to the northwest corner of the property conveyed to Cyril G. Whiteside and wife; thence with Whiteside's western boundary line south 20 deg. east 419 feet more or less to the northerly margin of a proposed road; thence with the same south 54 deg. west 95.2 feet to the southeast corner of the property conveyed to Tony L. Barbee et ux by deed of record in Book 4742, page 48, said Register's Office; thence with Barbee's eastern boundary line northwardly 420 feet more or less to the beginning.

Tract No. 1 is conveyed subject to a 50-foot wide easement across therear one-half of Tract No.1 for roadway purposes as retained in deed of record in Book 4552, page 985, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey Cross, unmarried, and Anthony Cross, now married, from Zenis Childress, unmarried by Warranty Deed of record in Instrument No. 20181107-0110488, Registe's Office for

Davidson County, Tennessee. The subject property was never the primary residence of Anthony Cross, his spouse, not any dependent.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4864 and 4870 McCool Road Nashville, TN 37218.**

Witness my/our hands this 15 day of May 2025.

Jeffrey Cross **Anthony Cross**

PAT JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public for the state and county mentioned, personally appeared, **Jeffrey Cross, unmarried and Anthony Cross, unmarried** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of May, 2025.

Pat Jackson
Realtor

Notary Public
My Commission Expires: 11-28-28

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY ONE OR MORE OF THE PARTIES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED. NO TITLE SEARCH WAS REQUESTED OR PERFORMED. THE PREPARER OF THIS INSTRUMENT DID NOT PARTICIPATE IN THE CLOSING OF THIS TRANSACTION.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5/15/25.

Affiant Signature

5/15/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY