Karen Johnson Davidson County
Batch # 1333841 DEEDWARR
10/15/2025 09 40 34 AM 2 pgs
Fees $13 00 Taxes $999 00
20251015-0081988

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path # 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615)413-9589 fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **VIRGINIA IRENE SMITH, A WIDOW,** HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANTHONY CROSS, A MARRIED MAN** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN TH11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 85 ON THE MAP OF RAINBOW TERRACE, SECTION III, AS OF RECORD IN BOOK 2133, PAGE 20, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 85 FRONTS 115 FEET ON THE EASTERLY SIDE OF RANDY ROAD AND EXTENDS BACK BETWEEN LINES 571 FEET ON THE NORTHERLY SIDE AND 594.7 FEET ON THE SOUTHERLY SIDE TO A DEAD LINE IN THE REAR MEASURING 117.4 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO MRS. VIRGINIA IRENE SMITH BY WARRANTY DEED FROM BOBBY LEE ANDREWS AND WIFE, PATRICIA MCGEE ANDREWS, DATED JANUARY 6, 1958, OF RECORD IN BOOK 2734, PAGE 233, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 401 RANDY ROAD, MADISON, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenant with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 9th day of October, 2025.

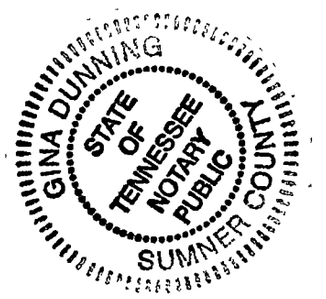
Virginia Irene Smith
VIRGINIA IRENE SMITH

STATE OF TENNESSEE
COUNTY OFSUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, VIRGINIA IRENE SMITH, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 9th day of October, 2025.

Gina Dunning
Notary Public
My Commission Expires: 7/20/27



STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of October, 2025.

Gina Dunning
NOTARY PUBLIC
My commission expires 7/20/27



Address New Owner(s) as follows:
ANTHONY CROSS
745 Tahlena Ave.
Madison, TN 37115

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 052-02-0/266.00