Karen Johnson Davidson County
Batch# 1402596 DEEDQC
04/07/2026 11:57:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260407-0027882

File Number 26194664

THIS INSTRUMENT PREPARED BY: Caroline Dale for Betters Settlement Services LLC 6275 West Plano Parkway, Ste. 500 Plano, TX 75093	WHEN RECORDED RETURN TO: BCHH 181 Montour Run Road Coraopolis, PA 15108	Send Tax Bills to: Gary L. Cross and Sebrena Cross 3448 Rainwood Drive Nashville, TN 37207	Map & Parcel No. 050 10 0C 290.00

Quitclaim Deed

Exempt pursuant to TN Code § 67-4-409(a)(1)(C)(i)

FOR $10.00, and other good and valuable consideration, given by Gary L. Cross and ~~Sebrena~~ SC Sabrena Cross, husband and wife, as joint tenants, with right of survivorship, whose address is 3448 Rainwood Drive, Nashville, Tennessee 37207 ("Grantee"), the receipt and sufficiency all of which is hereby acknowledged, Gary L. Cross, joined in execution by spouse, ~~Sebrena~~ SC Sabrena Cross, whose address is 3448 Rainwood Drive, Nashville, Tennessee 37207, ("Grantor"), does hereby quitclaim and convey unto Grantee(s), Grantee's heirs, and assigns (if applicable), all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

The real property more fully described in Exhibit "A," attached hereto and incorporated herein for all purposes.

Being the same real estate conveyed to Grantor by instrument recorded on 02/17/2004 at Instrument Number 20040217-0017849 in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. AND, subject always to those liens, easements, encumbrances and exceptions of record.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

Dated this 26 day of March, 2026.

[Signature Page Follows]

GRANTOR:

Sabrena Cross

~~Sebrena~~ Cross

Sabrena SC

ACKNOWLEDGMENT

STATE OF Tennessee)
)
COUNTY OF Davidson)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Sebrena Cross and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 26th day of March, 2026.

Loretta L. Peters

Notary Public Loretta L. Peters

My Commission Expires: 01/24/2028

LORETTA L. PETERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTOR:

Gary L. Cross

ACKNOWLEDGMENT

STATE OF Tennessee)
)
COUNTY OF Davidson)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Gary L. Cross and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 26th day of March, 2026.

Notary Public Loretta L. Peters

My Commission Expires: 01/24/2028

LORETTA L. PETERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

p. 3 of 4
"Quitclaim Deed"
03/26/2026

OATH OF CONSIDERATION

The actual consideration for this transfer is $10.00. ~~The assessed value is~~

Grantee: Gary L. Cross
Sabrena Cross

Individual Grantee:

Gary L. Cross

Sabrena Cross

Corporate Grantee:

By: _____

Its: _____

State of Tennessee County of Davidson
SUBSCRIBED AND SWORN TO before me this 26th day of March, 2026,
by Gary L. Cross and Sabrena Cross

Loretta L. Peters

Notary Public Loretta L. Peters
My Commission Expires: 01/24/2028

(For Recording Data Only)

LORETTA L. PETERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 23 ON THE PLAN OF CHESAPEAKE HOMES, SECTION SIX, PHASE TWO, OF RECORD IN INSTRUMENT NO. 20020626-0077004, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

DEED TYPE: WARRANTY DEED BETWEEN AFFORDABLE HOUSING RESOURCES INC., GRANTOR(S), AND GARY L. CROSS, MARRIED, GRANTEE(S), DATED: 01/30/2004, RECORDED DATE: 02/17/2004 IN INSTRUMENT NO. 20040217-0017849. CONSIDERATION: $104,900.00

Tennessee Certification of Electronic Document

I, Brady Howell, 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 3.26.26 (date of document).

Affiant Signature

3.31.26
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 31st day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 2-10-2029

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
THOMAS E WORKMAN, Notary Public
Beaver County
My Commission Expires February 10, 2029
Commission Number 1391170

261946664

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