Name and Address of New Owner:
Anthony S. Cross
411 East Old Hickory Blvd
Nashville, TN 37115

Karen Johnson Davidson County
Batch# 1420947 DEEDWARR
05/15/2026 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20260515-0043694

Send Tax Bills To:
Same as New Owner

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

Map & Parcel No: 043-14-0-036.00

WARRANTY 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, **Lonnie Ray Jones, a married man**, "the Grantor," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **Anthony S. Cross,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, described as follows, to-wit:

From a point on the northerly margin of East Maple Street at the southeasterly corner fronting thereon of Tract One on the Plan of Forest Park Subdivision, of record in Book 843, Page 81, Register's Office for Davidson County, Tennessee; thence with the northeasterly line of said tract, North 38 degrees 12 minutes West 194.9 feet to the point of beginning at the northwesterly corner of the Leighton E. Waymon property (Book 5371, page 650, Register's Office for Davidson County, Tennessee); thence continuing along said line North 38 degrees 12 minutes West for 217.60 feet to a point in a 20 foot alley; thence along said alley North 84 degrees 36 minutes East for 293.60 feet to a point in the West line of Lena Belle Drive, in a curve with a radius of 301.57 feet; thence along said curve in a southerly direction 82 feet more or less to the northeast corner of Lot No. 2 of Mapleside Subdivision of record in Plat Book 8250, Page 649, Register's Office for Davidson County, Tennessee; thence continuing with said margin of Lena Belle Drive with a curve to the left, R=3250, a distance of 82.81 feet; thence with a curve to the right, R=377.82, a distance of 164.08 feet; thence with a curve to the Right, R=20.0 a distance of 31.42 to the northerly margin of East Maple Street; thence with said margin, 581 degrees 55 minutes 33 seconds West 32.32 feet; thence leaving said street and following the line between Lots 1 and 2 of said Subdivision, North 21 degrees 15 minutes 55 seconds West 161.45, North 71 degrees 08 minutes 40 seconds West 94.60 feet and South 58 degrees 58 minutes 42 seconds West 80.70 feet to the point of beginning.

Being the same property conveyed to Lonnie Ray Jones by Warranty Deed from Tammy Lynn Meyer and husband, Doyle Meyer, and Jennifer Leeann Nabors and husband, Travis Nabors, dated January 11, 2000 and recorded January 13, 2000 in Instrument No. 2000113-0004754, Register's Office of Davidson County, Tennessee; and Warranty Deed of Correction in Instrument No. 20100702-0052007, said Register's Office.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as 549 East Maple Street, Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION

ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenant that he is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of May, 2026.

Lonnie Ray Jones (SEAL)

Rita Lorraine Schaefer joins in the execution and conveyance of said property to convey any and all marital interest and rights she may have in and to said property.

Rita Lorraine Schaefer (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lonnie Ray Jones and Rita Lorraine Schaefer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand and seal this 14th day of May, 2026.

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 $425,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 14th day of May, 2026.

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

Notary Public
My commission expires: 11/28/27
File No. GNT-26-4631

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 5-14-26.

Affiant Signature 5-14-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 14 day of May, 2026.

Notary Signature

My Commission Expires: 9-5-28

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON