Karen Johnson Davidson County
Batch# 1431807 DEEDWARR
06/10/2026 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20260610-0052593

Name and Address of New Owner:
Ariel McDade & Michael McDade
5170 Hickory Hollow Pkwy, #801
Antioch, TN 37013

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Jackie Ucman-Rudolph
Priority Title LLC
239 Veterans Parkway
Suite B
Murfreesboro, TN 37128

Map & Parcel No: 163-05-0A-020.00-CO

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, **Tondra Cross, a married woman, and Terrance Greene, a married man, as joint tenants with right of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ariel McDade and Michael McDade, wife and husband** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 20, Phase I, Hickory Hollow Townhomes (Mill Park), as shown by plat of record in Plat Book 9700, Page 686, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tondra Greene, an unmarried woman and Terrance Greene, a married man, as joint tenants with right of survivorship by Warranty Deed from Thomas J. Carlson and Lindsey M. Carlson, husband and wife of record in Instrument No. 20201216-0148668 Register's Office for Davidson County, Tennessee, dated December 11, 2020 and recorded on December 16, 2020.

Tondra Cross and Tondra Greene are one and the same person.

Fredrel Cross, spouse of Tondra Cross, joins in this conveyance for the sole purpose of conveying any marital interest he may have.

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

Grantor covenants that it 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of June, 2026.

_____(SEAL)
Tondra Cross

_____(SEAL)
Terrance Greene

_____(SEAL)
Fredrel Cross

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 8th day of June, 2026, before me personally appeared Tondra Cross, Terrance Greene and Fredrel Cross, 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, at office, this 8th day of June, 2026.

_____
Notary Signature
My commission expires: 1/23/2028

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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 $299,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 8th day of June, 2026.

_____
Notary Signature
My commission expires: 8/21/2027

LILI VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Emilee Barrett, 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 **6/8/26** (date of document).

Emilee Barrett
Affiant Signature

6/10/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **10th** day of **June**, 2**026**.

Notary's Signature

MY COMMISSION EXPIRES: 12/2/28

NOTARY'S SEAL

