Karen Johnson Davidson County
Batch# 226744 DEEDWARR
05/07/2019 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20190507-0042664

Warranty Deed

Anne Marie Angel State of Tennessee Notary Public Davidson County	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $360,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of May, 2019. Notary Public My commission expires: 3/8/2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kara R. Strickland John M. Strickland Theresa H. Strickland	Movement Mortgage, LLC	072-16-0274.00
1505 Dugger Drive	8024 Calvin Hall Rd	
Nashville, TN 37206	Cordia Land, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RADCLIFF PROPERTY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KARA R. STRICKLAND, AN UNMARRIED WOMAN, AND JOHN M. STRICKLAND AND THERESA H. STRICKLAND, HUSBAND AND WIFE, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 42 on the Plan of Dugger Heights of record in Plat Book 1424, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Roy E. Griffin and wife, Fern H. Hickman by Warranty deed from Ray H. Hickman and wife, Fern H. Hickman of record in Book 2742, page 123, Register's Office for Davidson County, Tennessee, dated March 13, 1958 and recorded on March 13, 1958. Fern H. Hickman died leaving husband Roy E. Griffin.

Being the same property conveyed to Roy E. Griffin and wife, Sue H. Griffin by Quitclaim deed from Roy E. Griffin, a married man of record in Instrument No. 20150401-0028069 Register's Office for Davidson County, Tennessee, dated March 16, 2015 and recorded on April 1, 2015.

Martha Sue Griffin (aka Sue E. Griffin) died February 7, 2017 having been predeceased by husband Roy E. Griffin. The Will included in Small Estate Affidavit recorded at Docket No. 17P933 in the Circuit Court of Davidson County, Tennessee, names David R. Hill as the executor of the estate and the beneficiary. Affidavit of Heirship recorded on November 19, 2018, in Instrument No. 20181119-0113913, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Radcliff Property Group, LLC, a Tennessee Limited Liability Company by Warranty deed from David R. Hill, Personal Representative of The Estate of Martha Sue Griffin of record in Instrument No. 20181119-0113914 Register's Office for Davidson County, Tennessee, dated November 16, 2018 and recorded on November 19, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1505 Dugger Drive, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of May, 2019.

Radcliff Property Group, LLC, a Tennessee Limited Liability Company

Teri Radcliff, Authorized Member

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 Teri Radcliff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Authorized Member of Radcliff Property Group, LLC, a Tennessee Limited Liability Company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 3rd day of May, 2019.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)