BETTY L. STROTHER, ET AL

TO: *WARRANTY DEED*

ABLE BUILDERS, INC.,
A TENNESSEE CORPORATION

Karen Johnson Davidson County
Batch# 245079 **DEEDWARR**
06/18/2019 12:11:53 PM 4 pgs
Fees: $23.00 Taxes: $203.50
20190618-0058629

THIS WARRANTY DEED OF REALTY, executed as of the 12th day of June, 2019, by Grantors, **BETTY L. STROTHER, a One-Third (1/3) undivided interest, CLAUDE GERRY STROTHER, JR., a Two-Ninths (2/9) undivided interest, CYNTHIA STROTHER TERRY, a Two-Ninths (2/9) undivided interest, and CAYLE CUMMING STROTHER, a Two-Ninths (2/9) undivided interest,** to Grantee, **ABLE BUILDERS, INC., a Tennessee Corporation**, Witnesseth:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantee, to have and to hold to it, and to its successors and assigns forever, in fee simple, certain realty situated in the Tenth (10th) Civil District of Davidson County, Tennessee, and bounded and described as follows:

> Being Lot No. 31 on the Looney Subdivision at Goodlettsville, Tennessee, according to a survey made by J. R. Scott, Surveyor, on February 26, 1940.
>
> Said lot No. 31 fronts 90 feet on the east side of the Goodlettsville Pike and runs back 350 feet on the south line and 354 feet on the north line, and being part of the same property conveyed to W.C. Moncrief & Company, Inc., by deed of record in Book 1149, page 19, R.O.D.C., Tennessee. This legal description is the legal description from the previous Deed of record.
>
> Being the same property conveyed to C.W. Strother and wife, Ethal E. Strother from W.C. Moncrief & Company, Inc. in Deed Book 1469, Page 264, Register's Office for Davidson County, Tennessee. The said C.W. Strother, being the same person as Claude W. Strother, died February 12, 1971. The said Ethal E. Strother became the sole owner to the herein property by right of survivorship. Ethal E. Strother, being the same person as Ethal Ragland Strother, a resident of Davidson County, Tennessee, died testate on April 11, 2001. Pursuant to her duly executed Last Will and Testament probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division in Docket No. 02P872, she devised all her real property interest to Claude Gerry Strother. The said Claude Gerry Strother, a resident of Davidson County, Tennessee, died intestate on November 1, 2009. At death, his real property interest passed by operation of law to his wife, Betty L. Strother; and children, Claude Gerry Strother, Jr., Cynthia Strother Terry, Cayle Cummings Strother, and John Michael Strother. An affidavit of heirship regarding the Estate of Claude Gerry Strother is of record in Instrument No.: 20180702-0063967 Register's Office for Davidson County, Tennessee. The said John Michael Strother conveyed his ownership interests to the Grantors in Instrument No.: 20180717-0069529, said Register's Office.

That Grantors (1) covenant that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2019 taxes which are prorated and Grantee assumes; (2) will forever warrant and defend the title unto Grantee and to its

heirs and assigns against all lawful claims; subject, however, to a perpetual telecommunication easement for the benefit of Spring Communication Company, L.P. of record in Instrument Number 20140114-0003779, Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

BETTY L. STROTHER Grantor

STATE OF OHIO :
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **BETTY L. STROTHER**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this, the 12 day of June, 2019.

My Commission Expires: 8-8-23

Notary Public

NOTARIAL SEAL
STATE OF OHIO

Brea Hosenfeld
Notary Public, State of Ohio
My Commission Expires 8-8-23

CLAUDE GERRY STROTHER, JR Grantor

STATE OF TENNESSEE :
COUNTY OF **ROBERTSON** :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **CLAUDE GERRY STROTHER, JR.**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 10 day of June, 2019.

My Commission Expires: 5-10-2021

JON GRAVES STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public

CYNTHIA STROTHER TERRY Grantor

STATE OF TENNESSEE :
COUNTY OF **ROBERTSON** :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **CYNTHIA STROTHER TERRY**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 10 day of June, 2019.

My Commission Expires: 5-10-2021

JON GRAVES STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public

CAYLE CUMMINGS STROTHER Grantor

STATE OF TENNESSEE :
COUNTY OF **ROBERTSON** :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **CAYLE CUMMINGS STROTHER**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 10 day of June, 2019.

My Commission Expires: 5-10-2021

JON GRAVES STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public

Property Owners Name
and Mailing Address:

Able Builders, Inc.
9475 Chesapeake Drive
Brentwood, TN 37027

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:
140 Two Mile Pike
Goodlettsville, TN, 37072

Map and Parcel No.
026-01-0-114.00

STATE OF TENNESSEE,
ROBERTSON COUNTY
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$55,000.00** which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the **11th day of June, 2019.**

Patricia L. Westfield
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/28/23



Prepared by:
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Batson Nolan PLC
105 Fifth Avenue West, Suite 201
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