Name and Address of New Owner:
Eric Stroud and Mary Stroud
6704 Cold Stream Drive
Nashville, TN 37221

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 391462 DEEDWARR
04/24/2020 12:50:30 PM 4 pgs
Fees: $23.00 Taxes: $887.63
20200424-0043306

Map & Parcel No: 05807000800

**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, **Wendi McConnell and Patricia McConnell, joint tenants with rights of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eric Stroud and Mary Stroud, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 177, on the plan of Royal Hills, Section 3, which is of record in Plat Book 4860, Page 47, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Wendi McConnell and Patricia McConnell, joint tenants with rights of survivorship by Quitclaim Deed from Wendi McConnell dated August 28th 2017 and recorded September 5th 2017 of record in Instrument No. 20170905-0090544 in said Register's Office, Davidson County, Tennessee.

Further being the same property conveyed to Scott P. Allen and Wendi McConnell, both unmarried, joint tenants with right of survivorship by Quitclaim Deed with Right of Survivorship from Scott P. Allen dated August 22, 2011 and filed of record in Instrument No. 20110824-0065480, Register's Office for Davidson County, Tennessee. The said Scott P. Allen conveyed his interest in said property to Wendi McConnell by Quitclaim Deed dated December 13, 2016 and filed of record in Instrument No. 20161215-0131769 in said Register's Office.

This conveyance is subject to the current year's property taxes which have been prorated, 2020 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 610 Putnam Drive, Nashville, TN 37218

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 21st day of April, 2020.

Wendi McConnell (SEAL)

Patricia McConnell by Wendi McConnell, Attorney-In-Fact (SEAL)

Patricia McConnell by Wendi McConnell, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of April, 2020, before me personally appeared Wendi McConnell , 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 21st day of April, 2020.

WILLIAM D. CASTLEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 05/09/2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of April 2020, before me personally appeared Wendi McConnell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Patricia McConnell pursuant to a Specific Power of Attorney _____ and filed of record in Instrument No. *_____, in the Register's for Davidson County, Tennessee, and further acknowledged that she executed the same as the free act and deed of Patricia McConnell, as her attorney in fact.

* 202004240043305

Witness my hand, at office, this 21st day of April, 2020.

WILLIAM D. CASTLEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 05/09/2023

**AFFIDAVIT OF VALUE**

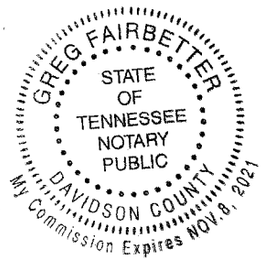
STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

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 $239,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
21st day of April, 2020.

Notary Public
My commission expires: 11.8.21
File No. 20-894



# True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212