This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6935

Karen Johnson Davidson County
Batch# 398038 DEEDWARR
05/11/2020 07:46:30 AM 5 pgs
Fees: $28.00 Taxes: $1,609.50
20200511-0048372

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2020.

Notary Public
My Commission Expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher Cohen and Jamie Hultgren 2831 Windemere Drive Nashville, TN 37214	Same as new owner	084-08-0-011.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Bettie Stratton, Frank E. Stratton, III, and Susan Stratton Bryant**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jamie Ann Hultgren, unmarried, and Christopher William Cohen, unmarried, as joint tenants with right of survivorship**, hereinafter called the Grantee(s), 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. 20 on the Plan of Section Two, Sunny Acres, as of record in Book 2663, Page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 170.04 feet on the Southerly side of Windemere Drive and extends back between lines, 250.1 feet on the Easterly line and 225.6 feet on the Westerly line to a dead line in the rear, which is a broken line, measuring 178.5 feet thereon.

Being the same property conveyed to Frank E. Stratton, Jr., and Bettie S. Stratton, as tenants in common, for their lives, with the remainder in equal shares to their children, Frank E. Stratton, III, and Susan Stratton Bryant by Executor's Quitclaim Deed from Frank E. Stratton, Jr., executor of the estate of Eva J. Richardson, deceased, of record in Instrument No. 20061103-0137228, in the Register's Office of Davidson County, Tennessee, dated October 25, 2006 and recorded on November 03, 2006.

The execution of this instrument is effected by the signature of Bettie Stratton as Attorney-In-Fact for Frank E. Stratton, III and Susan Stratton Bryant, which Powers of Attorney are recorded as Instrument Nos. 202005110048370 and 202005110048371, in the Register's Office for Davidson County, Tennessee. The affidavit of said Attorney-in-Fact is attached hereto as Exhibit "A" and incorporated herein by reference.

Frank E. Stratton, Jr. having since died May 31, 2019, leaving Frank E. Stratton, III and Susan Stratton Bryant as his surviving remaindermen. The said Frank E. Stratton, III, Susan Stratton Bryant and Bettie Stratton hereby relinquish all their right, title and interest to said property, and hereby abandon the life estate established in Executor's

Quitclaim Deed, of record in Instrument No. 20061103-0137228, in the Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **2831 Windemere Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 executed this instrument on this 30th day of April, 2020.

GRANTOR:

Bettie Stratton

Bettie Stratton

Frank E. Stratton III by Bettie Stratton AIF

Frank E. Stratton, III by Bettie Stratton, his Attorney-In-Fact

Susan Stratton Bryant by Bettie Stratton AIF

Susan Stratton Bryant by Bettie Stratton, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Bettie Stratton, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of April, 2020.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202005110048372

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Bettie Stratton, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for Frank E. Stratton, III and that she is authorized by Frank E. Stratton, III to execute this instrument on his behalf.

WITNESS my hand and seal at office this 30th day of April, 2020.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Bettie Stratton, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for Susan Stratton Bryant and that she is authorized by Susan Stratton Bryant execute this instrument on her behalf.

WITNESS my hand and seal at office this 30th day of April, 2020.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

202005110048372

EXHIBIT "A"
TO Warranty Deed
From: Bettie Stratton, Frank E. Stratton, III and Susan Bryant Stratton
To: Jamie Ann Hultgren and Christopher William Cohen

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the Principals thereon shown.

2. That this execution is proper and within the scope of the Powers of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Powers of Attorney, either by revocation or by the principals' death, disability, or capacity.

Further the Affiant Saith not.

Bettie Stratton
Bettie Stratton, Affiant

WITNESS my hand and seal at office this 30th day of April, 2020.

Notary Public
My Commission Expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202005110048372

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

