Karen Johnson Davidson County
Batch# 404402 DEEDWARR
05/21/2020 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,142.93
20200521-0053187

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON **The actual consideration or value, whichever is greater, for this transfer is $308,900.00** John Joseph Morelli III **Affiant** **Subscribed and sworn to before me, this the 15th day of May, 2020.** **Notary Public** **My commission expires:** 5-2-22

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:
John Joseph Morelli III Madeleine Joy Morelli	Truist Bank	090-16-0-296.00
535 Westboro Drive	901 Semmes Avenue	
Nashville, TN 37209	Richmond, VA 23224	

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, **IRA ANDREW STRICKLAND AND SUZANNE STRICKLAND, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN JOSEPH MORELLI III AND MADELEINE JOY MORELLI, HUSBAND AND WIFE**, 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:

MJM

JJM III

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot 69, Plat of Westboro Subdivision of record in Plat Book , Page , 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 Country Club Investors LLC, a Tennessee limited liability company by Warranty deed from JHAS Properties Corp., a Tennessee Corporation of record in Instrument No. 20180315-0024447 Register's Office for Davidson County, Tennessee, dated March 14, 2018 and recorded on March 15, 2018.

Being the same property conveyed to Ira Andrew Strickland and Suzanne Strickland, husband and wife by Warranty deed from Country Club Investors LLC, a Tennessee limited liability company of record in Instrument No. 20181121-0114497 Register's Office for Davidson County, Tennessee, dated November 15, 2018 and recorded on November 21, 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 535 Westboro Drive, Nashville, TN 37209, 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 15th day of May, 2020.

Ira Andrew Strickland

Suzanne Strickland

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 Ira Andrew Strickland and Suzanne Strickland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of May, 2020.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 202[illegible]

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

