# WARRANTY DEED

Karen Johnson Davidson County
Batch# 432412 DEEDWARR
07/08/2020 09:29:30 AM 2 pgs
Fees: $13.00 Taxes: $1,013.80
20200708-0073703

CARLA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/16/2023
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 9.16.23
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Cecil G. Strickland | Cecil G. Strickland | Parcel ID: 104 02 0S 001.00 |
| (NAME)<br>116 31st Avenue North | (NAME)<br>116 31st Avenue North, 101 | |
| (ADDRESS)<br>Nashville, TN 37203 | (ADDRESS)<br>Nashville, TN 37203 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Christine A. Royer, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cecil G. Strickland, an unmarried man**, hereinafter called the Grantees, 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 Unit No. 101, together with Parking Space No. 7, of the Hedrick Place Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hedrick Place Condominiums, as recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 200002030011406, including without limitation the By-Laws appended thereto, as Exhibit "C", said Register's Office, together with undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Hedrick Place Condominiums, as shown on Exhibit Map to the Master Deed as recorded in said Register's Office, as Instrument No. 200002030011406, for a more complete identification and description of such unit and parking space.**

**Being the same property conveyed to Christine Royer, unmarried by Warranty Deed from Ruth Ann Brown, unmarried, of record in Instrument No. 20080115-0004403, in the Register's Office of Davidson County, Tennessee, dated January 14, 2008 and recorded January 15, 2008.**

**Shawn Patrick Ragan, spouse of Christine A. Royer, joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, to said property.**

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 116 31st Avenue North, 101, Nashville, TN 37203

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

Witness our hands this 6th day of July, 2020

**Christine A. Royer**

**Shawn Patrick Ragan**

**STATE OF TENNESSEE**

**COUNTY OF RUTHERFORD**

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **Christine A. Royer AND Shawn Patrick Ragan,** the bargainors, 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 official seal, this the 6th of July, 2020.

Notary Public

My Commission Expires:

(SEAL) 12/20/2020

KAREN E. TINDALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

**True Copy Certification**

I, Tameika Jones, do hereby make the 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.

Tameika Jones

State of Tennessee

County of Williamson

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

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC

Warranty Deed