Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 441670 **DEEDWARR**
07/21/2020 01:33:50 PM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20200721-0080096

39-B
File #20-1340

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nancy C. Strickland, unmarried** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bruce Zupa and Betty Zupa, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 210 on the Plan of Final Plat Riverside Phase 5 B of record in Plat at Instrument No. 20030212-0019415, 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 Gerald J. Strickland and wife, Nancy C. Strickland by Warranty deed from Rochford Realty & Construction, co., Inc of record in Instrument No. 20031027-0158122 Register's Office for Davidson County, Tennessee, dated October 24, 2003 and recorded on October 27, 2003. Gerald J. Strickland died on November 11, 2010 leaving Nancy C. Strickland as sole tenant by entirety.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1208 Harpeth Lake Court, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Bruce/ Betty Zupa 1208 Harpeth Lake Court Nashville, TN 37221	NEW OWNER	142-13-0B-206.00

WITNESS THE EXECUTION HEREOF this 20th day of July, 2020.

Nancy C. Strickland by Midge Appalsammy fka Midge Osborne Her Attorney in Fact
Nancy C. Strickland by Midge Appalsammy fka Midge Osborne
Her Attorney in Fact

State of Tennessee)
County of Davidson)

On this the 20th day of July, 2020 before me personally appeared Midge Appalsammy, 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 Nancy C. Strickland and acknowledged that such person executed the same as the free act and deed of Nancy C. Strickland.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 365,000.00.**

Affiant

Sworn and subscribed before me on this the 20th day of July, 2020.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON