THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 20-2439
Parcel ID: 180-03-0A-021.00-CO

Property Address:
6952 Stone Run Drive, Nashville, TN 37211

Karen Johnson Davidson County
Batch# 449024 DEEDWARR
08/03/2020 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,372.70
20200803-0085387

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:

New Owner

Address of New Owner:

Connor Strickland
6952 Stone Run Dr.
Nashville, TN 37211

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **I, SAYA ANN HICKEY (FKA SAYA ANN QUALLS), a married woman,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **CONNOR L. STRICKLAND, a single man,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 21, on the plan of Section 1-C, Stone Creek Park, of record in Book 9700, Pages 469-470, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to SAYA ANN QUALLS, an unmarried woman by Deed dated October 31, 2013 from AMY H WALKER, unmarried, recorded November 6, 2013, in Instrument Number 20131106-0115311, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 6952 Stone Run Drive, Nashville, TN 37211

The property being conveyed herein was not the principal residence of the Grantor's spouse.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2020 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 9700, page 469 and page 470 Register's Office for Davidson County, Tennessee.

3. Charter for Homeowner's Association of record in Book 10324, page 358, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions of record in Book 10324, page 365, amended in Instrument No. 20010719-0076875 and supplemented in Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 31 day of July, 2020.

SAYA ANN HICKEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named SAYA ANN HICKEY, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 31 day of July, 2020.

JACKSON M. WELCH NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires:
11-17-20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $371,000.00.

Affiant

SWORN TO and subscribed before me on this 31st day of July, 2020.

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12.15/2021 COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

True Copy Certification

I, **Jennifer Pennell**, 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.

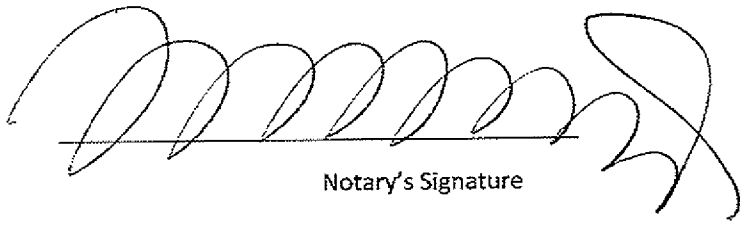


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

