THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF Tennessee)
COUNTY OF Sumner)

The actual consideration or value, whichever is greater, for this transfer is: $230,000.00

Deborah Baptiste
Affiant

Subscribed and sworn to before me, this 3rd day of August, 2020.

AEWalston
Notary Public
My Commission Expires: 3-2-2021

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

Karen Johnson Davidson County
Batch# 449514 **DEEDWARR**
08/04/2020 12:22:57 PM 2 pgs
Fees: $13.00 Taxes: $851.00

20200804-0086114

WARRANTY DEED

Address New Owner: Janaye D. Williams 1526 Lincoya Bay Drive, Nashville, TN 37214	Send Tax Bills to: Regions Bank dba Regions Mortgage, 2050 Parkway Office Circle, Birmingham, AL 35244	Tax Information: Tax Parcel ID No.____ 109-05-0D-102.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CECIL G. STRICKLAND, A SINGLE MAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JANAYE D. WILLIAMS, AN UNMARRIED WOMAN** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> **Land in Davidson County, Tennessee, being Unit No. 1526 on the plan of The Cottages at Williams Bend, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements of record as Instrument No. 20040628-0076712, and amended and/or supplemented as Instrument Nos. 20041028-0129585, 20050923-0114373, and 20180420-0037271, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.**
>
> **Being the same property conveyed to CECIL G. STRICKLAND, A SINGLE MAN, by deed from CHRISTA J. BURSON, AN UNMARRIED WOMAN, of record as Instrument No. 20170511-0047005, dated May 10, 2017, said Register's Office.**

This is improved property commonly known as: **1526 Lincoya Bay Drive, Nashville, TN 37214**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 3rd day of August, 2020.

CECIL G. STRICKLAND

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CECIL G. STRICKLAND**, the within named bargainor, 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 at office this 3rd day of August, 2020.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission Expires: _____