Karen Johnson Davidson County
Batch# 466234 DEEDWARR
08/28/2020 11:18:30 AM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20200828-0097852

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th day of August, 2020.

(Affix Seal) Notary Public

My Commission Expires: 8.20.2023

JOHN W. BISHOP NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

2020-1356-1

THIS INSTRUMENT WAS PREPARED BY and AFTER RECORDING RETURN TO:
KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Alex Ryan Strong and Addie Grace Jones 403 Blackman Road Nashville, TN 37211	First Horizon Bank 165 Madison Ave. Memphis, TN 38013	Map/Parcel 146 08 0 061.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Colin P. Prince, a married man and Randall P. Prince, a married man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Alex Ryan Strong an unmarried man, and Addie Grace Jones, an unmarried woman as joint tenants with rights of survivorship,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat Resubdivision of Lot 1 and Lot 2 of the Resubdivision of Lot 302, Section Five, Crieve Hall Estates, of record in Instrument No. 20070502-0052343, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Together with a Recreational Easement located on adjacent Lot No. 2 for the benefit of said Lot No. 1 as shown on said Final Plat recorded in Instrument No. 20070502-0052343, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Colin P. Prince, an unmarried man and Randall P. Prince, a married man, by Warranty Deed from Jacob Johnson and Ashley Spurlock Johnson, husband and wife, dated June 6, 2014, of record in Instrument No. 20140801-0069077, Register's Office for Davidson County, Tennessee.

Whitney Prince, wife of Colin P. Prince, hereby joins in this conveyance for the purpose of conveying any and all right, title and interest she may have in the subject property.

The above described property has never been the principal place of residence of Randall P. Prince's spouse.

This conveyance is subject to the following: Davidson County taxes for the year 2020, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 403 Blackman Road, Nashville, TN 37211 .

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, 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.

Dated effective this 27th day of August, 2020:

Colin P. Prince

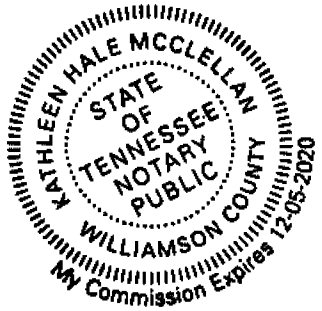
Whitney Prince

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27 day of August, 2020, before me personally appeared Colin P. Prince and Whitney Prince, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27 day of August, 2020.

Notary Signature
My commission expires: 12.5.2020



Dated effective this 27th day of August, 2020:

Randall P. Prince

STATE OF TENNESSEE
COUNTY OF DYER

On this 26th day of August, 2020, before me personally appeared Randall P. Prince, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of August, 2020.

Notary Signature
My commission expires: comm. expires 10/20/2020

STATE OF TENNESSEE NOTARY PUBLIC

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop 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: 1-3-23

Notary's Seal (If on paper)

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY