Karen Johnson Davidson County
Batch# 502536 DEEDWARR
10/28/2020 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20201028-0125030

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930493** REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $560,000.00. Affiant Subscribed and sworn to before me, this 19th day of October, 2020. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Robert A. Strong and Carol R. Johnson 537 Summit Oaks Court Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 128 16 0B 058.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Myra J. Barbre, Trustee, under The Myra J. Barbre Revocable Trust, dated the Fifteenth of August, 1995 and any amendments thereof** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Strong and Carol Johnson, husband and wife as joint tenants with rights of survivorship,** ("Grantees"), its 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 Lot 58, Phase Four, Summit Oaks, A Planned Unit Development, as shown on Plat of record in Instrument No. 20060417-0043459, Revised at Instrument No. 20060516-0057170, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particularly description of said property.

Being the same property conveyed to Myra J. Barbre, as trustee, or the successor, trustee, under The Myra J. Barbre Revocable Trust, dated the Fifteenth of August, 1995 and any amendments thereof, by Warranty Deed from French River Development Company, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20081216-0120450, in the Register's Office of Davison County, Tennessee, dated December 12, 2008 and recorded on December 16, 2008.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase Four, Summit Oaks, A Planned Unit Development, as recorded in Plat Instrument No. 20060417-0043459, Revised at Instrument No. 20060516-0057170 and PUD Boundary Plat recorded in Plat Book 9700, Page 255.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020214-0019518; Instrument No. 20040116-0006770; Instrument No. 20050316-0029169 and Instrument No. 20060418-0044430.

Easement for Public Utilities, recorded in Instrument No. 20010925-0103588; Instrument No. 20010925-0103589 and Instrument No. 20010925-0103590.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050728-0088585.

This is improved property located at 537 Summit Oaks Court Nashville TN 37221

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 19th day of October, 2020.

Myra J. Barbre, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Myra J. Barbre, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustee for The Myra J. Barbre Revocable Trust, dated the Fifteenth of August, 1995 and any amendments thereof, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of October, 2020.

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021