Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 505219 DEEDWARR
10/30/2020 11:36:44 AM 2 pgs
Fees: $13.00 Taxes: $2,016.50

20201030-0126846

WARRANTY DEED

'ATE OF TENNESSEE
)UNTY OF Sumner

IE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER,)R THIS TRANSFER IS $545,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28 day of October, 2020.

(Affix Seal) Notary Public

My Commission Expires: 11-21-22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

2020-1488-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE 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#:
Matthew Cantrell and Honey L. Cantrell 1509 Stratford Avenue Nashville, TN 37216	NEW OWNER	Map/Parcel 072-04-0-100.00

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, **Gerard S. Linden, a married man,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Honey L. Cantrell and Matthew Cantrell, wife and husband,** 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 the Northerly 50 feet of Lot No. 5 on the Plan of Block C Inglewood Golf Club Subdivision of record in Plat Book 843, page 65, 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 Gerard S. Linden, an unmarried man by Warranty Deed from Angel B. Rogers and Cole D. Rogers, wife and husband, dated May 19, 2017, of record in Instrument No. 20170522-0050819, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County taxes for the year 2020 have been prorated as of this day and paid with subsequent taxes to be assumed by the Grantees herein, 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 1509 Stratford Avenue, Nashville, TN 37216.

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 GRANTOR, does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and binds himself, his 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.

Angela W. Linden, wife of Gerard S. Linden, hereby joins in this conveyance for the purpose of conveying any and all right, title and interest she may have in the subject property.

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 October, 2020:

Gerard S. Linden

Angela W. Linden

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of October, 2020, before me personally appeared Gerard S. Linden and Angela W. Linden, 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 27th day of October, 2020.

Notary Signature
My commission expires:

