Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1166

Karen Johnson Davidson County
Batch# 591278 DEEDWARR
03/12/2021 03:14:39 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20210312-0033513

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Abbe Nameche, Trustee of the Declaration of Trust of Abbe A. Stroud, created on April 22, 2020,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephan Russ and Lisa J. Russ, husband and wife** , hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Unit 5-A of Stratford Place, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 6250, Page 560 and also shown as exhibit "B" to the Master Deed of recorded in Book 6472, Page 47 as amended in Book 7234, Page 801, Book 7353, Page 472; Book 7426, Page 234 and Book 7756, Page 116, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Abbe Stroud by Warranty deed from Robert Lewis Sublett Jr. and Laura Kathleen Sublett, husband and wife of record in Instrument No. 20081001-0099399 Register's Office for Davidson County, Tennessee, dated September 30, 2008 and recorded on September 30, 2008.

Abbe Stroud died June 19, 2020, her estate being administered to Establish Muniment of Title to Real Property, Davidson County Probate Court, Docket No. 20P2251. See Order (to establish a Muniment of Title) recorded in Instrument No. 20210222-0021139 and Last Will and Testament of Abbe A. Stroud, recorded in Instrument No. 20210222-0021140, in the Register's Office for Davidson County, Tennessee. Article V of Last Will and Testament devises property to Declaration of Trust of Abbe A. Stroud, created on April 22, 2020, Abbe Nameche, Trustee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 5215 Shenandoah Court, Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Stephan Russ 5215 Shenandoah Court Nashville, TN 37220	Truist Bank 901 Semmes Avenue Richmond, VA 23224	145-15-0A-033.00

WITNESS THE EXECUTION HEREOF this 11th day of March, 2021.

Abbe Nameche, Trustee of the Declaration of Trust of Abbe A. Stroud, created on April 22, 2020

Abbe Nameche, Trustee

Abbe Nameche, Trustee

State of Tennessee)
County of Davidson)

On this 11th day of March, 2021, before me the undersigned, a Notary Public in and for the State and County aforesaid, Abbe Nameche, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Trustee of the Declaration of Trust of Abbe A. Stroud, created on April 22, and is authorized to execute this instrument, and that she has executed this instrument on behalf of the Declaration of Trust of Abbe A. Stroud, created on April 22, 2020.

Notary Public

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 3/8/22

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State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 700,000.00.**

Affiant

Sworn and subscribed before me on this the 11th day of March, 2021.

Notary Public

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 3/8/22