THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210233373

Karen Johnson Davidson County
Batch# 613939 DEEDWARR
04/13/2021 11:34:47 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00

20210413-0049088

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of April, 2021.

Notary Public
My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAR 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Vaden, Trustee 408 Shackleford Court Nashville TN 37215	New Owner	Tax Parcel ID No. 131-03-0R-003.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (S10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Laura P. Stroud, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Vaden, Trustee of the Hacienda Del Sur Trust, dated February 10, 2021**("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(s) 3 , as shown on the map entitled Oxford Hill Cluster Lot Subdivision, of record in Instrument No. 20050512-0053719, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES C. STROUD and wife, LAURA P STROUD, by deed from HAMMOND & BRANDT BUILDERS, L L C, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20060814-0099728 , dated August 4, 2006 , said Register's Office.

JAMES C. STROUD conveyed his interest to LAURA P. STROUD, by quitclaim deed of record in Instrument No. 20160728-0077691, dated July 14, 2016, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent yearsforMap-Par.131-03-0R-003.00CO.

Matters shown on the Plan of record in Instrument No. 20050512-0053719, said Register's Office. Storm Water Detention Agreement of record in Instrument No. 20040917-0112313, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20060303-0024723, said Register's Office.

By-Laws of record in Instrument No. 20060303-0024724, said Register's Office.

This is improved property located at 408 Shackleford Court Nashville TN 37215

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 7th day of April, 2021.

Laura P. Stroud

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Laura P. Stroud, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of April, 2021.

Notary Public

My Commission Expires: _____

