Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 623329 DEEDWARR
04/27/2021 11:21:07 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20210427-0055928

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $420,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of April, 2021.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael James Streit **Kaylee Lynette Huber**	New Owner	**09401039000**
1504 Long Ave		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Louise Stroop, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael James Streit, unmarried and Kaylee Lynette Huber, unmarried, as joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 203 on the Map of Edgefield Land Company's First Subdivision, of record in Book 57, Page 130, said Register's Office, for a more complete and accurate description of said property.

Said Lot No. 203 fronts 50 feet on the Southerly side of Long Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Louise Stroop, a single person, by Warranty Deed, from Brian Hiatt, Jonathan Barkman and Tyler Hiatt, Individually and as Shareholders of JBT, Inc. a Florida corporation now dissolved, dated February 11, 2011, recorded March 02, 2011, in Instrument No. 20110302-0016699, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1504 Long Ave, Nashville, TN 37206.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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.

_____ Date: 4/23/21
Louise Stroop

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Louise Stroop, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of April, 2021.

_____
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires: 11/22/23