WARRANTY DEED

Karen Johnson Davidson County
Batch# 632844 DEEDWARR
05/11/2021 08:26:30 AM 5 pgs
Fees: $28.00 Taxes: $925.00
20210511-0062902

STATE OF California
COUNTY OF San Francisco

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF MAY, 2021.

See attached
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Shinji Strain and Kendall Strain	Truist Bank	Parcel ID: 122-01-0A-244.00-000
(NAME) 38 Fawn Creek Pass	(NAME) 901 Semmes Avenue	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Tarell Mitchell Harrison, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shinji Strain and Kendall Strain, husband and wife**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 19 on the Plan of Woodland Point, Phase III, of record in Instrument No. 20001011-0101044 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Tarell Mitchell Harrison, a single man, By Warranty Deed from Jennifer E. Mendrala, unmarried dated August 01, 2018 recorded August 03, 2018, of record as Instrument No. 20180803-0076366 Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 38 Fawn Creek Pass, Nashville, TN 37214

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 is 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.

Witness our hands this 6 day of May, 2021

Tarell Mitchell Harrison

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Tarell Mitchell Harrison, a married man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ day of May, 2021.

see attached

Notary Public

My Commission Expires:

(SEAL)

Warranty Deed

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco)

On 5/6/21 before me, Jasmine Alexia Garcia, Notary Public
(insert name and title of the officer)

personally appeared Tarell Mitchell Harrison,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JASMINE ALEXIA GARCIA
COMM. # 2303304
NOTARY PUBLIC - CALIFORNIA
SAN MATEO COUNTY
My Comm. Expires Aug. 29, 2023

Signature _____ (Seal)

Warranty Deed

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco

Subscribed and sworn to (or affirmed) before me on this 6th day of May, 2021, by Tarul Mitchell Hamilton, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

JASMINE ALEXIA GARCIA
COMM. # 2303304
NOTARY PUBLIC - CALIFORNIA
SAN MATEO COUNTY
My Comm. Expires Aug. 29, 2023

(Seal) Signature

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY