Karen Johnson Davidson County
Batch# 641405 DEEDWARR
05/20/2021 03:22:43 PM 4 pgs
Fees: $23.00 Taxes: $2,135.31
20210520-0068964

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61726
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stephanos Dalton Stroop Ellen Taft Hammer 4015 Aberdeen Rd. Nashville, TN 37205	Atlantic Union Bank 1800 Robert Fulton Dr. Suite 350 Reston, VA 20191

TAX MAP PARCEL NUMBERS: 10312011100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$577,110.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Pembroke, LLC**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephanos Dalton Stroop and Ellen Taft Hammer, 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:**

Land in Davidson County, Tennessee, being Lot No. 21 Block "G" on the Plan of Cherokee Park, Second Section of record in Book 547, pages 175 and 176, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Pembroke, LLC by Warranty Deed from Andrew Jacob Droke and Jamie Michelle Droke, husband and wife, dated September 30, 2020 and recorded on October 1, 2020 of record in Instrument No. 20201001-0113692, Register's Office for Davidson County, Tennessee. And being the same property conveyed Andrew Jacob Droke and Jamie Michelle Droke, husband and wife by Warranty Deed from Lyn Yates Graham, Co-Conservator of May Elizabeth Yates and Jan M. Yates, Co-Conservator of Mary Elizabeth Yates of record in Instrument No. 20180507-0043684, Register's Office for Davidson County, Tennessee, dated May 4, 2018 and recorded on May 7, 2018

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record in Book 547, pages 175 and 176, said Register's Office, which Plan shows a 35, foot minimum building setback line from Aberdeen Road.

This is improved property, known as 4015 Aberdeen Road, Nashville, TN 37205

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 17th day of May, 2021.

Pembroke, LLC
By: _____
M'Lissa Stroop, Member

Pembroke, LLC
By: _____
Stephanos Stroop, Member

State of Tennessee

County of Davidson

On this 17th day of May, 2021, before me the undersigned authority, personally appeared **M'Lissa Stroop, Member of Pembroke, LLC**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

_____
Notary

My Commission Expires: _____

State of _____

County of _____

On this_____ day of _____, 20____, before me the undersigned authority, personally appeared **Stephanos Stroop, Member of Pembroke, LLC**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: _____

This is improved property, known as 4015 Aberdeen Road, Nashville, TN 37205

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 18th day of May, 2021.

Pembroke, LLC
By: _____
M'Lissa Stroop, Member

Pembroke, LLC
By: _____
Stephanos Stroop, Member

State of Tennessee

County of Davidson

On this _____ day of _____, 20____, before me the undersigned authority, personally appeared **M'Lissa Stroop, Member of Pembroke, LLC**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: _____

State of California

County of San Bernardino

On this 18 day of May, 2021, before me the undersigned authority, personally appeared **Stephanos Stroop, Member of Pembroke, LLC**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: Sep. 10, 2022

REMINGTON PATIN
Notary Public - California
San Bernardino County
Commission # 2257762
My Comm. Expires Sep 10, 2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $577,110.00.

Leigh Hicky
Affiant

Sworn and subscribed before me this 18th day of May, 2021.

Notary

My Commission Expires: _____

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-25-2022