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

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

CRT File No. 210233473

Karen Johnson Davidson County
Batch# 655457 DEEDWARR
06/11/2021 01:37:22 PM 2 pgs
Fees: $13.00 Taxes: $10,175.00

20210611-0079147

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,750,000.00

Affiant

Subscribed and sworn to before me, this 27th day of May, 2021.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jason Fridenstine, Trustee P.O. Box 340020 Nashville, TN 37203	New Owner	Tax Parcel ID No. 130 12 0A 046.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Bird and Nicole Bird, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason Fridenstine, Trustee of the 1 Strawberry Hill Trust, dated April 27, 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) 46, as shown on the map entitled Northumberland, of record in Plat Book 6250, pages 128 and 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael Bird and Nicole Bird, husband and wife, by Warranty Deed from James Timothy DuBois and Pamela Gene DuBois, Husband and Wife, of record in Instrument No. 20171221-0129883, in the Register's Office of Davidson County, Tennessee, dated December 18, 2017 and recorded on December 21, 2017.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Northumberland, as recorded in Plat Book 6250, Page(s) 128 & 129 and and Surveyor's Certificate of Correction record in Book 6386, Page 194.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6377, Page 18; Re-Recorded in Book 6545, Page 799; Amendments in Book 8990, Page 50; Book 11298, Page 935; Amended and Restated in Instrument No. 20010629-0068967 and First Amendment to Amended and Restated in Instrument No. 20180927-0095915.

Easement for Right of Way, recorded in Book 1181, Page 486.

Easement recorded in Book 6620, Page 441.

Easement for Water Mains and Appurtenances, recorded in Book 6434, Page 786.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6548, Page 98.

Easement for Amendment Abandonment and Relocation of Drainage, recorded in Book 10016, Page 474, as re-recorded in Book 10115, Page 781.

This is improved property located at 1 Strawberry Hill 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 27th day of May, 2021.

Michael Bird

Nicole Bird

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 27th day of May, 2021.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022