FOR OFFICIAL USE

Karen Johnson Davidson County
Batch# 664785 DEEDWARR
06/24/2021 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20210624-0086134

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **540,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
06/23/2021

Notary Public

MY COMMISSION EXPIRES 5-9-2024 (AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-3835

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherri E. Speziale and Jennifer Biechele	New owners	**181 07 0A 027.00**
(NAME) **317 Zable Court**	(NAME)	
(ADDRESS) **Brentwood, TN, 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert Strand and Rhonda Strand, a married couple,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sherri E. Speziale, unmarried and Jennifer Biechele, unmarried,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 27 on the Plan of Final Plat Autumn View, Formerly Brinkley Property Subdivision, Phase Two B, of record in Instrument No. 20200617-0063118 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Strand and Rhonda Strand, husband and wife by Deed dated January 22, 2021 from NVR, Inc., a Virginia Corporation T/A Ryan Homes, recorded January 23, 2021, in Instrument Number 20210126-0011241, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **317 Zable Court, Brentwood, TN 37027**
(House Number) (Street) (City, State) (Zip)

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(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 22 day of **June, 2021.**

Robert Strand

Rhonda Strand

STATE OF California
COUNTY OF Orange

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Robert Strand and Rhonda Strand**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that ~~he/she~~/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 22nd day of **June, 2021.**

NOTARY PUBLIC

My Commission Expires:
3/16/2022

LUIS F. RODRIGUEZ GARCIA
Commission No. 2234523
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Comm. Expires MARCH 16, 2022

I, Emily Prophet, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/24/21 (date of document).

E Prophet

Affiant Signature

6.24.2021

Date

State of Tennessee

County of

Sworn to and subscribed before me this 24th day of June, 2021

Richelle B. Montg

Notary's Signature

MY COMMISSION EXPIRES: 7/5/2021

Notary's Seal

