THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 36270-04-2021** Prepared by: Record and Return To: Chapman and Rosenthal Title, Inc 10 Burton Hills Blvd., Suite 130 Nashville, TN 37215	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, wh transfer is: $1,895,000.00. Affiant Subscribed and sworn to before me this 30th day of June, 2021. Notary Public My Commission Expires.

Karen Johnson Davidson County
Batch# 675794 DEEDWARR
07/13/2021 11:23:23 AM 3 pgs
Fees: $18.00 Taxes: $7,011.50

20210713-0093980

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: William H. Oldacre, Mary D. Oldacre 400 Sunnyside Drive Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 11607001400

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, **C. Eugene Stribling, Individually and as Executor of Frances S. Stribling, deceased** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William H. Oldacre and Mary D. Oldacre, husband and wife** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 400 Sunnyside Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, their successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 30th day of June, 2021.

C. Eugine Stribling, Individually and as
Executor of the Estate of Frances S. Stribling

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSO~~N WALTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, C. Eugene Stribling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 ~~30th~~ day of June, 2021.

Notary Public

My Commission Expires:

DEDE D. MCCLURE
Commission # HH 057556
Expires December 27, 2024
Bonded Thru Budget Notary Services

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. B on the Plan of Resubdivision of Lot Nos. 20-23 and the southerly 50 feet of Lot No. 24 as shown on the unrecorded plan of Honeywood Subdivision, as of record in Plat Book 5200, page 324, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to SunTrust Bank, Trustee u/a Frances Hoyt Shropshire Trust dated July 11, 2000, by deed from C. Runcie Clements, IV, Executor of the Estate of Elizabeth M. Clements, deceased, of record in Instrument No. 20070926-0114939, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frances Stribling by Quitclaim Deed dated July 28, 2016 from SunTrust Bank, Trustee of Frances Hoyt Shropshire Trust u/a dated July 11, 2000 of record in Instrument No. 20160729-0078634, Register's Office for Davidson County, Tennessee. Frances Stribling being one and the same as Frances S. Stribling having since died on March 9, 2018 leaving a Last Will and Testament filed for Probate in Docket No. 18P654, Probate Court for Davidson County, Tennessee. In accordance with the terms of the Will, Frances S. Stribling directed that the Executor administer and distribute the real property as part of her probate estate. Letters Testamentary were issued to C. Eugene Stribling.

This conveyance is made subject to:

1. 2021 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 5200, page 324, Register's Office for Davidson County, Tennessee.