Karen Johnson Davidson County
Batch# 676878 DEEDWARR
07/14/2021 02:43:30 PM 4 pgs
Fees: $23.00 Taxes: $455.10
20210714-0094845

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00.

Florence New
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2021.

Teresa Morgan
Notary Public

MY COMMISSION EXPIRES: JULY 3, 2023
(AFFIX SEAL)

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

THIS INSTRUMENT WAS PREPARED BY
Houston Akin, Mockingbird Title & Escrow Services, LLC, 1427 Greenwood Avenue, Nashville, TN 37206

File No.: 21-7-0076-TM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
ExCel Builders of Tennessee	ExCel Builders of Tennessee	059 11 0 230.00
(NAME)	(NAME)	
2107 Buena Vista Pike	2107 Buena Vista Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Twenty-Three Thousand And No/100 Dollars ($123,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ODESTINE STRICKLAND-ROLAND, WILLIAM STRICKLAND, DALE STRICKLAND, AND JUDY WOODARD, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EXCEL BUILDERS OF TENNESSEE, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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 554 on the Plan of Haynes Manor, Section 4, of record in Book 4175, Page 90, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southerly margin of Lane Drive, said point being the common corner of lots

553 and 554; thence with the line between said two lots southeastwardly 110.8 feet to a point; thence northeastwardly 100.8 feet to the westerly margin of Lane Drive; thence with westerly margin of said Lane Court, northwestwardly 68 feet to the beginning of a curve; thence around said curve to the left 39.27 feet to the southerly margin of Lane Drive; thence with the southerly margin of said Lane Drive, Southwestwardly 68 feet to the point of beginning.

BEING the same property conveyed to Donna M. Strickland, a single person, by Warranty Deed from Burleigh Hines and wife, Elva A. Hines executed on October 28, 1977, of record in Book 5220, Page 455, Register's Office for Davidson County, Tennessee.

The said Donna M. Strickland having since died on January 8, 2020 and said property having duly vested in Odestine Strickland-Roland, Dale Strickland, William Strickland and Judy Woodard, as detailed in the Affidavit of Heirship filed on July 12, 2021 of record in Instrument No. 20210712-0093449, Register's Office for Davidson County.

unimproved ☐
This is improved ☒ property, known as 615 Lane Drive, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their successors 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 successors 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 13th day of July, 2021.

Odestine Strickland-Roland

William Strickland, by Odestine Strickland-Roland as Attorney-in-Fact

Dale Strickland, by Odestine Strickland-Roland as Attorney-in-Fact

Judy Woodard, by Odestine Strickland-Roland as Attorney-in-Fact

State of Tennessee
County of Davidson

Signed and sworn to before me, Teresa Morgan, a Notary Public for the State of Tennessee, on this the 13th of July, 2021, by Odestine Strickland-Roland, known to me to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Notary Public
My commission expires: 7/3/2023

Affix stamp/seal:

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

State of Tennessee
County of Davidson

Signed and sworn to before me, Teresa Morgan, a Notary Public for the State of Tennessee, on this the 12th of July, 2021, by Odestine Strickland-Roland, known to me to be the person described in and who executed the foregoing instrument, and who upon her oath acknowledged herself to be the Attorney-in-fact for William Strickland, Dale Strickland, and Judy Woodard, bargainors herein, and that she, as said Attorney-in-fact for each of them is authorized to do so, has executed the foregoing instrument for the purposes therein contained by signing their names as their Attorney-in-fact.

Notary Public
My commission expires: 7/3/2023

Affix stamp/seal:

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **Teresa Morgan**, Tennessee BPR No. 033448, 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 July 13, 2021.

Teresa Morgan 7/13/2021

TERESA MORGAN **DATE**
MOCKINGBIRD TITLE & ESCROW, LLC
PO BOX 60711
NASHVILLE, TN 37206
(615) 975-9174
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me this 13 day of July, 2021.

Notary's Signature

My Commission Expires: 3-3-2025

Notary's Seal:

CLIFFORD LIPPARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025