WARRANTY DEED

Karen Johnson Davidson County
Batch# 696432 DEEDWARR
08/12/2021 02:48:19 PM 2 pgs
Fees: $13.00 Taxes: $965.70

20210812-0109077

O-VRES-21-3115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/03/2023 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER (S)
Edward E. Stroup and Terry L. Stroup	**Community Mortgage Advisors, LLC DBA Community Advisors**	
(NAME)	(NAME)	
3115 Curtis St	**19045 W Valley View Parkway**	**070-09-0-105.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**Independence, MO 64055**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONALD S. LAND AND JUDY A. LAND, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EDWARD E. STROUP AND TERRY L. STROUP, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being the Westerly 50 feet of Lot No. 4 on the Map of Bordeauxmount, not of record, being a subdivision of the John E. Curtis Lands, and described according to a copy of a survey thereof made by Hickerson-Miller, Engineers-surveyors, November 6, 1958, as follows:

Beginning at an iron pin set in the Southeast corner of the intersection of Curtis Street and Alpine Avenue, the Northwest corner of said lot No. 4; thence with the Easterly margin of Alpine Avenue, South 30 degrees West 150 feet to an iron pin; thence South 59 degrees 30 minutes East 50 feet to an iron pin thence North 30 degrees East 150 feet to an iron pin set in the Southerly margin of Curtis Street: thence with the Southerly margin of the same, North 59 degrees 30 minutes we 50 to the point of beginning.

Being the same property conveyed to Donald S. Land and Judy A. Land, husband and wife, by Warranty Deed from Michael Peden, unmarried, of record in Instrument No. 20150309-0019980 Register's Office for Davidson County, Tennessee, dated March 05, 2015 and recorded on March 09, 2015.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Subject to those matters according to a survey by Hickerson-Miller, Engineers-surveyors, November 6, 1958.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3115 Curtis St, Nashville, Tennessee 37218**.

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), their heirs and assigns forever; and we co 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this the 10 DAY OF AUGUST, 2021.

Donald S. Land

Judy A. Land

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD S. LAND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDY A. LAND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212