WARRANTY DEED

Karen Johnson Davidson County
Batch# 709904 DEEDWARR
09/03/2021 01:26:34 PM 2 pgs
Fees: $13.00 Taxes: $1,868.50

20210903-0118964

J-AR-21-1818

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 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)
Kylie Stratton and Morgan Stratton	**InterLinc Mortgage Services, LLC, Its Successors and/or Assigns, ATIMA**	
(NAME)	(NAME)	**071-12-0-036.00**
7163 Riverfront Dr.	**5875 N Sam Houston Pkwy West**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Houston, TX 77086**	
(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, **CALLIE L. LOEWEN AND JOSHUA D. LOEWEN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KYLIE STRATTON AND MORGAN STRATTON, WIFE AND HUSBAND,** 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:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Joywood of record in Plat Book 974, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Loewen Pride Properties, LLC by Warranty deed from Donald E. Upp and Ruth Ellen Upp, husband and wife of record in Instrument No. 20170302-0020728 Register's Office for Davidson County, Tennessee, dated February 21, 2017 and recorded on March 02, 2017. (Value of consideration shown in aforementioned deed $150,000.00.)

Being the same property conveyed to Callie L. Loewen and Joshua D. Loewen, wife and husband by Quitclaim deed from Loewen Pride Properties, LLC, a Nevada Limited Liability Company of record in Instrument No. 20170907-0091925 Register's Office for Davidson County, Tennessee, dated August 30, 2017 and recorded on September 07, 2017. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 1818 Joy Circle Nashville, Tennessee 37207.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 45, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1818 Joy Circle, Nashville, Tennessee 37207**.

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 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 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 1st DAY OF SEPTEMBER, 2021.

Callie L. Loewen

Joshua D. Loewen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CALLIE L. LOEWEN, 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 1st of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA D. LOEWEN, 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 1st of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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