Karen Johnson Davidson County
Batch# 731747 DEEDWARR
10/08/2021 09:09:30 AM 4 pgs
Fees: $23.00 Taxes: $3,696.30
20211008-0135308

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $999,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 10/01/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES SEP 02 2024

CHERYL BLAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY EXPIRES SEPTEMBER 02, 2024

THIS INSTRUMENT PREPARED BY
CLOSE Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4546

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Martin Stroble and Lindsay Stroble		117-15-3B-002.00-CO
4105B Lone Oak Road		
Nashville, TN 37215		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Asa Hazelwood and Katherine Hazelwood, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Martin Stroble and Lindsay Stroble, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit No. 4105B, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 4105 Lone Oak Road, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record in Instrument Number 20140717-0063394, and as amended in Instrument No. 20150529-0049871 and Instrument No. 20150723-0072319 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 Asa Hazelwood and Katherine Hazelwood by Warranty deed from Cates Builders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150730-0075402 Register's Office for Davidson County, Tennessee, dated July 30, 2015 and recorded on July 30, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4105B Lone Oak Road Nashville, TN 37215

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 hand on October 1, 2021.

Asa Hazelwood

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Asa Hazelwood, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 1, 2021.

Cheryl Blay
Notary Public

My Commission Expires: SEP 02 2024

File #: 2021-4546

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

CHERYL BLAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES SEPTEMBER 02, 2024

Witness my hand on October 1, 2021.

Katherine Hazelwood

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Katherine Hazelwood, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 1, 2021.

Notary Public

My Commission Expires: 12-18-22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth Cline, 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 **October 1, 2021** (date of document).

Affiant Signature

October 1, 2021

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **1** day of **October**, 2**021**.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/06/2024