Karen Johnson Davidson County
Batch# 751663 DEEDWARR
11/09/2021 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,394.90
20211109-0149374

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater is $377,000.00.

Affiant

Subscribed and sworn before me this the 3rd day of November, 2021.

Notary Public
My commission expires:

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

WARRANTY DEED

Address of New Owner:
Bobby N. Strickland and
Janice H. Strickland
2200 Belle Creek Way
Nashville, TN 37221

Send Tax Bill to:
Bobby & Janice Strickland
12 N Point Cv
Trenton, TN 38382

Tax Information:
141-03-0C 017.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, EMILY VIRGINIA BRATTON, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BOBBY N. STRICKLAND AND WIFE JANICE H. STRICKLAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 17 of Harpeth Springs Village, a Horizontal Property Regime with Private Elements, a Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, under the Amended and Restated Declaration of Covenants, Conditions and Restrictions, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180326-0028123, as amended and restated in Instrument No. 20180417-0036143, further amended in Instrument No. 20190130-0009015 and corrected in Instrument No. 20190325-0026836, with plat attached as Exhibit 'A-1', and Bylaws of Harpeth Springs Unit Owners Association, Inc., attached as "Exhibit B' of said Declaration, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Emily Virginia Bratton, an unmarried woman, by Warranty Deed dated 03/12/2020, from Robert Strand and Rhonda Strand, husband and wife, of record in Instrument No. 20200318-0030141, in the Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2200 Belle Creek Way, Nashville, TN 37221.

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 heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

EVB

Witness my hand this the 3rd day of November, 2021.

Emily Virginia Bratton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Emily Virginia Bratton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of November, 2021.

My commission expires:
9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Rebecca Campbell do hereby make oath that I am a licensed attorney and/or 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 11/03/21.

Affiant
Date: 11/03/21

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 3 day of Nov, 2021

Notary Public

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024