This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-14871-TC

Karen Johnson Davidson County
Batch# 761215 DEEDWARR
11/24/2021 03:13:30 PM 4 pgs
Fees: $23.00 Taxes: $1,626.15
20211124-0156494

STATE OF ~~TENNESSEE~~ California
COUNTY OF San Joaquin

The actual consideration or value, whichever is greater, for this transfer is $439,500.00.

Affiant

Subscribed and sworn to before me, this the 19th day of November, 2021.

Notary Public
My Commission Expires: 10/06/2025

See Attached Notarial Certificate

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Stratford Commons, LLC 2104 McGavock Pike Nashville TN 37216	New Owner	072 08 0 145.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **I, Gay Nell Grimm, a widow,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Stratford Commons, LLC, a Delaware Limited Liability Company,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 92 on the Map of Dalewood, Section I, as of record in Book 1424, Page 108, Register's Office for Davidson County, Tennessee.

Said lot fronts 82 feet on the Easterly side of Stratford Avenue and runs between parallel lines, 150 feet to a dead line.

Being the same property conveyed to James Grimm and wife, Gay Nell Grimm, by Warranty Deed from H. H. Vanlandingham, a widow, of record in Instrument No. 20010626-0067597, in the Register's Office of Davidson County, Tennessee, dated June 11, 2001 and recorded on June 26, 2001. James R. Grimm having since died on February 21, 2012. The said James Grim having since died on February 21, 2012, leaving Gay Nell Grimm as surviving Tenant by the Entirety.

This is improved property located at: **2217 Stratford Avenue, Nashville, TN 37216.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 heirs and assigns, against the lawful claims of all persons

whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of November, 2021.

GRANTOR:

Gay Nell Grimm

STATE OF CALIFORNIA
COUNTY OF San Joaquin

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gay Nell Grimm, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that ~~he/she/they~~ executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17 day of November, 2021.

Notary Public
My Commission expires: 10/06/2025

See Attached
Notarial Certificate

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Joaquin }

On 11/17/2021 (Date) before me, Dayanna Cuen Garnica, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Gay Nell Grimm (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

DAYANNA CUEN GARNICA
COMM # 2374823
San Joaquin County
California Notary Public
Comm Exp Oct. 6, 2025

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: 11/17/2021 Number of Pages: 2
Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, 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 11/19/2021.

Kimberly D Hicks
Affiant
Date: 11/19/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 19 day of November, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON