Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211038115

Karen Johnson Davidson County
Batch# 761639 DEEDWARR
11/29/2021 12:01:28 PM 6 pgs
Fees: $33.00 Taxes: $481.00

20211129-0157113

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $130,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of November, 2021.

Notary Public
My Commission Expires: 10.27.25

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeffrey Strachan 316 Cherry St. Nashville TN 37115	New Owner	Tax Parcel ID No. 051080066

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles R Doutt and Jerry Aris and Derrick Bandy and Jeremy Bandy and Jasmine Harris** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jeffrey Strachan**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 of Block "I" on the Revised Plan of Power and Roth Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 60 feet on the Southerly side of Emmitt Avenue and runs back between parallel lines 200 feet, more or less, to a dead line.

Being the same property conveyed to Alice Boltz and Charles R. Shull as Joint Tenants, by Quitclaim Deed from Jerry Aris, single, of record in Book 5581, Page 477, in the Register's Office of Davidson County, Tennessee, dated March 10, 1980 and recorded on March 21, 1980.

The said Charles R. Shull having died on died on March 6, 1995, in Davidson County, Tennessee, - see Affidavits of Heirship of record in Instrument Numbers 20211129-0157107 and 20211129-0157108, recorded on 11-29-21, showing Alice Shull Boltz and Irene S. Entrekin as heirs at law.

The said Irene S. Entrekin having died on January 13, 2014, in Sumner County, Tennessee, - see Affidavits of Heirship of record in Instrument Numbers 20211129-0157109 and 20211129-0157110, recorded on 11-29-21, showing Jerry Aris, Jeremy Bandy, Derrick Bandy, and Jasmine Harris as heirs at law.

The said Alice Shull Boltz having died on March 2, 2020, in Davidson County, Tennessee, - see Affidavits of Heirship of record in Instrument Numbers 20211129-0157111 and 20211129-0157112, recorded on 11-29-21, showing Charles R. Doutt as heir at law.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Plan of Power and Roth Madison Park Subdivision, as recorded in Plat Book 843, Page(s) 7.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 8709, Page 833.

This is improved property located at 238 Emmitt Avenue Nashville TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, this instrument is effective as of this 16 day of November, 2021.

Charles R Doutt

STATE OF Texas)
COUNTY OF Dallas)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles R Doutt, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of November, 2021.

Notary Public
My Commission Expires: 9-1-2024

MITCHELL WILLIAMS
Notary Public, State of Texas
Comm. Expires 09-01-2024
Notary ID 132652823

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Jerry Aris

Jerry Aris

STATE OF Texas)
COUNTY OF Dallas)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jerry Aris, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of November, 2021.

Notary Public
My Commission Expires: 9-1-2024

MITCHELL WILLIAMS
Notary Public, State of Texas
Comm. Expires 09-01-2024
Notary ID 132652823

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Jasmine Harris

Jasmine Harris

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jasmine Harris, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of November, 2021.

Nathan L Powers

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024

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Derrick Bandy

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Derrick Bandy, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of November, 2021.

Notary Public
My Commission Expires: Sept 8th 2025



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Jeremy Bandy

STATE OF California)
COUNTY OF San Bernardino) California
San Bernardino

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeremy Bandy, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of November, 2021.

Notary Public
My Commission Expires: 03/16/2022

MELISSA MYERS
Notary Public - California
San Bernardino County
Commission # 2234465
My Comm. Expires Mar 16, 2022

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