Karen Johnson Davidson County
Batch# 775085 DEEDWARR
12/16/2021 02:32:30 PM 5 pgs
Fees: $28.00 Taxes: $1,183.63
20211216-0166621

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-21-8371

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of December, 2021

Notary Public

Commission Expires: _____

CHARLOTTE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 3-2-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Daniel J. Strand 112 Hickerson Street Old Hickory, TN 37138	Caliber Home Loans, Inc. 1525 S Beltline Road Coppell, TX 75019	044-01-0-009.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
Ratliff Real Estate, LLC, a Tennessee Limited Liability Company as to a 50% ownership and Sine Nomine, LLC, a Tennessee Limited Liability Company as to a 50% ownership
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Daniel J. Strand, an unmarried man
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 a Parcel of Land Lying in Old Hickory, Tennessee, Said Parcel being situated in the 11th Councilmanic District of Davidson County and is noted as Being Parcel 9 on Tax Map 44-01. Said Parcel' s Owner of record being Andrew J. And Anna Marie Cox as of Record in Instrument No, 20120619-005782, Register's Office, Davidson County, Tennessee and Is More Particularly Described as follows;

Beginning at an iron pipe old, Said pipe being located in the Northwesterly Right of Way Line of Hickerson Street and Being a Corner Common With Marc Montgomery as of Record in Instrument No. 20171002-0100357, R.O.D.C., TN; Thence, with the said Montgomery Property,

North 45 Degrees 51 Minutes 50 Seconds West, passing an iron pipe old at a distance of 105 Feet and 210 Feet for a total distance of 291.30 feet to an iron pin new, Said pin being in the Northeasterly line of the Paul and Kimberly Caudell Property, as of Record in Instrument No. 20150112-0003193, R.O.D.C., TN. and being a corner common with the Gordan Grigg Property, as of Record in Instrument No. 20020701-0078795, R.O.D.C, TN; Thence, with the said Gregg Property, North 44 Degrees 41 Minutes 46 Seconds East, passing an iron pin old at a distance of 96.50 feet, for a total distance of 109.60 feet to an iron pipe old, Said pipe being in the Southeasterly line of the Feller Brown, Living Trust Property, as of Record in Instrument No. 20170209-0013902, R.O.D.C., TN. and being a corner common with the Linda, Jimmy and Gregory Tucker Property, as of Record in Book 10616, Page 786, R.O.D.C., TN; Thence, with the said Tucker Property, South 43 Degrees 58 Minutes 54 Seconds East, 293.80 feet to an iron pipe old, Said pipe being in the said Northwesterly Right of Way Line of Hickerson Street; Thence, with the said Right of Way Line, South 46 Degrees 05 Minutes 30 Seconds West, 100.00 feet to the Point of Beginning. Containing: 30,652 Square Feet or 0.707 Acres, More or Less According to Survey Dated December 28, 2020, Completed by HFR Design Survey Div., 214 Centerview Dr., # 300, Brentwood, TN 37027, Michael R. Williams, RLS TN No. 1906.

Being a portion of the same property conveyed to J.W. Allen and wife, Frances Allen, by Warranty Deed from George O. Hamby and wife, Willadean Hamby, of record in Book 5071, Page 40 Register's Office for Davidson County, Tennessee, dated September 08, 1976 and recorded on September 22, 1976. Being a portion of the same property conveyed to Anna Marie Cox by Quitclaim Deed from Frances Allen of record in Instrument No. 20021205-0149829 Register's Office for Davidson County, Tennessee, dated December 03, 2002 and recorded on December 05, 2002. As Last Will and Testament recorded on July 23, 2012, recorded in Instrument No. 20120723-0064165. Being a portion of the same property conveyed to Grayson Smith Cannon, Trustee by Quitclaim Deed from Anna Marie Cox of record in Instrument No. 20120619-0053782 Register's Office for Davidson County, Tennessee, dated June 15, 2012 and recorded on June 19, 2012, and within the same deed Grayson Smith Cannon, Trustee conveys said property to Andrew J. Cox and wife, Anna Marie Cox.

Being a portion of the same property conveyed to Ratliff Real Estate, LLC, a Tennessee Limited Liability Company as to a 50% ownership and Sine Nomine, LLC, a Tennessee Limited Liability Company as to a 50% ownership by Warranty Deed from Andrew J. Cox and wife, Anna Marie Cox of record in Instrument No. 20210111-0004690 Register's Office for Davidson County, Tennessee, dated January 08, 2021 and recorded on January 11, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 112 Hickerson Street, Old Hickory, TN 37138

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 so 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. 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.

Dated this the 13th day of December, 2021.

Ratliff Real Estate, LLC, a Tennessee Limited Liability Company

By: _____
Ian Ratliff, Member

Sine Nomine, LLC, a Tennessee Limited Liability Company

By: _____
Matthew Wright, Member

STATE OF Tennessee

COUNTY OF Wilson

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **Ian Ratliff,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the **Member** of **Ratliff Real Estate, LLC, a Tennessee Limited Liability Company**, the within named bargainor, a **Tennessee limited liability company**, and that he as such **Member**, as duly authorized, he executed the foregoing instrument for the purposes therein contained, by signing the name of the **limited liability company** by himself as **Member**.

Witness my hand and official seal at Mt. Juliet, Tennessee this 13th day of December 2021.

_____
Notary Public
Commission Expires:

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

STATE OF Tennessee
COUNTY OF Wilson

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **Matthew Wright,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the **Member of Sine Nomine, LLC, a Tennessee Limited Liability Company**, the within named bargainor, a **Tennessee limited liability company**, and that he as such **Member**, as duly authorized, he executed the foregoing instrument for the purposes therein contained, by signing the name of the **limited liability company** by himself as **Member**.

Witness my hand and official seal at Mt. Juliet, Tennessee this 13th day of December 2021.



Notary Public
Commission Expires:

Certificate of Authenticity

I, **Joshua A. Terry**, 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 12/13/21.

Affiant Signature

12/13/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/13/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON