THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 211138465** Karen Johnson Davidson County Batch# 825314 DEEDWARR 03/21/2022 10:53:30 AM 3 pgs Fees: $18.00 Taxes: $888.00 20220321-0032104	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $240,000.00. Katherine Warren Affiant Subscribed and sworn to before me, this 1st day of March, 2022. Notary Public My Commission Expires:

BRANDEE GILLIAM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES APRIL 23, 2024

WARRANTY DEED

Address New Owner: 3 Strong Properties, LLC 137 Oak Valley Drive Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 060 03 0 119.00

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, **Lynn E. Slusher Cadabra, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **3 Strong Properties, LLC, a Tennessee Limited Liability Company,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Beginning on Lot No. 70 on the Plan of Section One Oak Park Subdivision as of record in Book 3600 Page 84, as amended in Book 3864, Page 82, Register's Office for said County.

Said Lot No. 70 fronts 107 feet on the Northerly side of Oak Valley Drive and extends back 177.75 feet on the Westerly line and 182.92 feet on the Easterly line, which is a broken line to a dead line in the rear measuring 55.84 feet thereon.

Being the same property conveyed to Lynn E. Slusher Cadabra, a single woman, by Quitclaim Deed from George I. Pearson, a married man and Lou E. Pearson, a married woman, of record in Instrument No. 20210405-0044107, in the Register's Office of Davidson County, Tennessee, dated April 01, 2021 and recorded on April 05, 2021.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One Oak Park Subdivision, as recorded in Plat Book 3600, Page(s) 84; as amended in Book 3864, Page 82.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3821, Page 343, as amended in Book 3865, Page 403.

This is improved property located at 137 Oak Valley Drive Nashville TN 37207

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of March, 2022.

Lynn E. Slusher Cadabra

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 1st day of March, 2022.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
Commission Expires March 13, 2022

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 3/1/22 (date of document).

Jennifer L. Pennell

3/1/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1 day of March, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

