Karen Johnson Davidson County
Batch# 828623 DEEDWARR
03/25/2022 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,235.80
20220325-0034740

This Instrument Prepared By and Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW22111

Send Tax Bills To:
Brooke Haley Walker
3135 Harpeth Springs Drive
Nashville, Tennessee 37221

New Owner is:
Brooke Haley Walker
3135 Harpeth Springs Drive
Nashville, Tennessee 37221

MAP/PARCEL: 141-06-0D-066.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Lance W. Strader, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Brooke Haley Walker, a single woman**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 3135 Harpeth Springs Drive, Nashville, Tennessee 37221

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 66 on the Plan of Horizontal Property Regime Private Element Plat, Riverbridge Community, a Planned Unit Development, of record in Instrument Number 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Lance W. Strader, an unmarried man, by Warranty Deed from Beazer Homes Corp., dba Phillips Builders, a Tennessee Corporation, dated 8/11/2004 and recorded 8/20/2004 in Instrument No. 20040820-0101113, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs

and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 17th day of March, 2022.

GRANTOR:

Lance W. Strader

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Lance W. Strader,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 17th day of March, 2022.

NOTARY PUBLIC
My Commission Expires: 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $334,000.00.

Affiant

SWORN TO and subscribed before me this 17th day of March, 2022.

NOTARY PUBLIC
My Commission Expires: 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 03/17/2022.

Affiant Signature

03/17/2022
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 17th day of March, 2022.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY