| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF Rutherford |
|---|---|
| Bankers Title & Escrow Corporation<br>5107 Maryland Way<br>Brentwood, TN 37027<br>P22-13314-BW | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 310,000.00.<br>Emilee Gibson<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF April, 2022<br>Danielle Marie Crane<br>Notary Public<br>MY COMMISSION EXPIRES: 2/22/25<br>(AFFIX SEAL) |

Danielle Marie Crane * State of Tennessee Notary Public * Rutherford County

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Sabrina Spicer and Travis Cameronwife and husband** | Same as owner | |
| 718 Ringgold Drive | | 059-15-0-126.00 |
| Nashville, TN 37207 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, **William M. Strine, an unmarried man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sabrina Spicer and Travis Cameron, wife and husband**

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:

Land in Davidson County, Tennessee, being Lot No. 250 on the Plan of Haynes Manor, Section 2 of record in Plat Book 3700, Page 88, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William M. Strine by Warranty deed from Bennie Gregory Buchanan, Riley Garrett Gregory, Walter Homer Gregory, Harvey Bonds Gregory, John Maurice Gregory, Flynoid Dela Salle Gregory, Delores R. Locke, Mae Buford Smith Cassell and Cheryl Lynn Williams McReynolds, Devisees under the Will of Dorothy G. Smith of record in Instrument No. 20141201-0109781 Register's Office for Davidson County, Tennessee, dated November 18, 2014 and recorded on December 01, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **718 Ringgold Drive, Nashville, TN 37207**

Karen Johnson Davidson County
Batch# 845728 DEEDWARR
04/26/2022 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220426-0047806

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. 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.

Witness our hands this the 18 day of April, 2022.

William M. Strine

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM M. STRINE, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18 day of April, 2022.

Notary Public
My Commission expires: 10-2-2023

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Tennessee Certification of Electronic Document**

I, Emilee Gibson, 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 4/18/22 (date of document).

Emilee Gibson
Affiant Signature

4/19/22
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 19th day of April, 2022.

Danielle Marie Crane
Notary's Signature

MY COMMISSION EXPIRES: 2/22/25

NOTARY'S SEAL

Danielle Marie Crane
State of Tennessee Notary Public
Rutherford County

202204260047806