Karen Johnson Davidson County
Batch# 849979 DEEDWARR
05/03/2022 10:59:20 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20220503-0051201

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT220400091

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 2nd day of May, 2022

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-22-2025

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Strickland **1505 Forest Oaks Place** **Nashville, TN 37221**	**SAME**	**061-06-0-031.00**

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, WE,

Sylvia J. Byrn, unmaried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven Strickland and Rebecca Strickland, Husband and Wife

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 the 12th Civil District of Davidson County, Tennessee, being the westerly 125 feet of the southerly 345 feet of Lot No. 1 on the Map showing subdivision of part of the William Bradford Land, as of record in Book 547, Page 91, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 1 fronts 125 feet on the northerly side of Maplewood Lane and runs back between parallel lines, from the center of said Lane, 345 feet to the southerly line of the property conveyed to Sweeney-Clark Realty Company by deed from Wisdom Lundy and wife, of record in Book 2394, Page 589, Register's Office for said County.

BEING the same property conveyed to Sylvia Byrn by Quitclaim Deed from Edith Smith, a widow, dated 5/1/2003 and recorded 5/8/2003 in Instrument Number 20030508-0061591; and the same property previously conveyed to Ben D. Smith and wife, Edith Smith by Warranty Deed from Joe Edward Brown and wife, Frances W. Brown, dated 10/9/1958 and recorded 10/13/1958 in Book 2808, Page 531, Register's Office for Davidson County, Tennessee. The said Ben D. Smith is reported to have since died.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is improved (X) property known as **705 Maplewood Lane, Nashville, TN 37216**
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 2nd day of May, 2022.

Sylvia J. Byrn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sylvia J. Byrn the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of May, 2022.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025