Karen Johnson Davidson County
Batch# 855795 DEEDWARR
05/16/2022 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $12,210.00
20220516-0055841

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220239799**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,300,000.00. Affiant Subscribed and sworn to before me, this 6th day of May, 2022. Notary Public My Commission Expires: 10/2/23

CLAIRE H. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Patricia H. Ligon 1 Strawberry Hill Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130 12 0A 046.00

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, **Will Chapman, Successor Trustee of the 1 Strawberry Hill Trust, dated April 27, 2021** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patricia H. Ligon, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 46, as shown on the map entitled Northumberland, of record in Plat Book 6250, pages 128 and 129, and Surveyor's Certificate of Correction record in Book 6386, Page 194, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jason Fridenstine, Trustee of the 1 Strawberry Hill Trust, dated April 27, 2021 by Warranty Deed from Michael Bird and Nicole Bird, husband and wife, of record in Instrument No. 20210611-0079147, in the Register's Office of Davidson County, Tennessee, dated May 27, 2021 and recorded on June 11, 2021. Will Chapman having since been appointed as the Successor Trustee to Jason Fridenstine, the initial Trustee, by that certain First Amendment to the Trust Agreement for the 1 Strawberry Hill Trust, dated April 27, 2022.

Being the same property conveyed to Michael Bird and Nicole Bird, husband and wife by Warranty Deed from James Timothy DuBois and Pamela Gene Dubois, Husband and Wife, of record in Instrument No. 20171221-0129883, in the Register's Office of Davidson County, Tennessee, dated December 18, 2017 and recorded on December 21, 2017.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann. Sec. 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Northumberland, as recorded in Plat Book 6250, Page(s) 128 and 129 and Surveyor's Certificate of Correction record in Book 6386, Page 194.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6377, Page 18; Re-Recorded in Book 6545, Page 799; Amendments in Book 8990, Page 50; Book 11298, Page 935; Amended and Restated in Instrument No. 20010629-0068967 and First Amendment to Amended and Restated in Instrument No. 20180927-0095915.

Easement for Right of Way, recorded in Book 1181, Page 486.

Easement recorded in Book 6620, Page 441.

Easement for Water Mains and Appurtenances, recorded in Book 6434, Page 786.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6548, Page 98.

Easement for Amendment Abandonment and Relocation of Drainage, recorded in Book 10016, Page 474, as re-recorded in Book 10115, Page 781.

This is improved property located at: 1 Strawberry Hill, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her 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 Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of May, 2022.

1 Strawberry Hill Trust:

Trustee

Will Chapman, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Will Chapman, with whom I am personally acquainted, and who acknowledged that he is the Successor Trustee of the 1 Strawberry Hill Trust, and as such executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at office, this 6th day of May, 2022.

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Notary Public

My Commission Expires: _____

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 5/6/22

GEORGE E. MUDTER, JR.
Dated 5/6/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 5/6/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

