THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P22-4871-WE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 730,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF July, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Karen Johnson Davidson County
Batch# 893089 DEEDWARR
07/25/2022 10:32:59 AM 2 pgs
Fees: $13.00 Taxes: $2,701.00

20220725-0084576

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathy D Maxwell and Robert S Maxwell	New Owner	
2711 W. Linden		104-15-0-275.00
Nashville, TN 37212		
(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, **Bonnie Stringer, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathy D Maxwell and Robert S Maxwell, 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 the West 50 feet of the North half of Lot No. 34 on the Plan of Plan of Belair, as of record in Plat Book 332, Page 6, in the Register's Office for Davidson County, Tennessee.

Said part of Lot 34 fronts 50 feet on the Northerly side of West Linden Avenue, formerly Sunset Avenue, and runs back between parallel lines, 192 feet to a dead line.

Being the same property conveyed to Bonnie Stringer and Susan Binns, as Tenants in Common with right of survivorship by Bankruptcy Trustee's deed from Eva M. Lemeh, Trustee of record in Instrument No. 20130206-0012517 Register's Office for Davidson County, Tennessee, dated February 01, 2013 and recorded on February 06 ,2013.

Being the same property conveyed to Bonnie Stringer, unmarried by Quitclaim deed from Susan Binns, unmarried of record in Instrument No. 20151229-0130668 Register's Office for Davidson County, Tennessee, dated December 21, 2015 and recorded on December 29, 2015.

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 __ unimproved _X_ improved property known as **2711 W. Linden, Nashville, TN 37212**

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 22 day of July, 2022.

Bonnie Stringer

Bonnie Stringer

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 **Bonnie Stringer,** 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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 22 day of July, 2022.

My Commission expires: _____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-02-2024

Notary Public