Karen Johnson Davidson County
Batch# 900427 DEEDWARR
08/08/2022 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20220808-0090010

Name and Address of New Owner:
Shanna Strassberg
3609 Pilcher Ave
Nashville, TN 37209

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 104-01-0-428.00

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 legal sufficiency of which are hereby irrevocably acknowledged, **Adam Nicholson, Travis Nicholson, and Lucas Nicholson, as tenants in common with right of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Shanna Strassberg, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lot 177 and 178, West Grove Subdivision, as shown on plat of record in Plat Book 4300, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Adam Nicholson, unmarried, and Gary Nicholson, married, by Warranty Deed from Kim Marie Vinett and husband, Arthur Henry Vinett of record in Instrument No. 20060606-0067069, Register's Office for Davidson County, Tennessee, dated May 26, 2006 and recorded on June 06, 2006. (Value or consideration shown in aforementioned deed $180,000.00.)

Being the same property conveyed to Adam Nicholson, Travis Nicholson, and Lucas Nicholson, as tenants in common with rights of survivorship, by Quitclaim Deed from Adam Nicholson, unmarried, and Gary Nicholson, married, of record in Instrument No. 20220715-0081221, Register's Office for Davidson County, Tennessee, dated July 12, 2022 and recorded on July 15, 2022. (Value of consideration shown in aforementioned deed $0.00.) This property is not now, nor has it ever been, the primary residence of the Grantors herein.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of August, 2022.

_____(SEAL)
Adam Nicholson

_____(SEAL)
Travis Nicholson

_____(SEAL)
Lucas Nicholson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Adam Nicholson, Travis Nicholson, and Lucas Nicholson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

SARAH LILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal this 2nd day of August, 2022.

_____
Notary Public
My commission expires: 5-5-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $640,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
2nd day of August, 2022.

_____
Notary Public
My commission expires: 9-2-2024

JULIE BAILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024

File No. GNT-22-2337

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 08/08/2022 ____ (date of document).

Affiant Signature

08/08/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 8 day of August, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025