Karen Johnson Davidson County
Batch# 920588 DEEDWARR
09/22/2022 03:58:01 PM 4 pgs
Fees: $23.00 Taxes: $2,497.50
20220922-0105594

SEAN SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $675,000.00

Affiant

Subscribed and sworn before me, tis the 8th day of ~~August, 2022~~ September 2022.

Notary Public

My commission expires: 09/08/2025

This instrument was prepared by:
Richard A. Burch
1425 Shea Harbor Drive
Tuscaloosa, Alabama 35406

Address New Owner as follows:	Send Tax Bills to:	Map / Parcel Number
Grace B. Strobino and Jay C. Strobino	Grace B. Strobino and Jay C. Strobino	Part of 105-13-419.00
2402 Vaulx Lane Nashville, TN 37204	2402 Vaulx Lane Nashville, TN 37204	118020N00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of all of which is hereby acknowledged, **Richard A. Burch and Vicki L. Burch, husband and wife**, (collectively "**Grantor**"), does hereby sell, convey, and warrant unto **Grace B. Strobino and Jay C. Strobino**, wife and husband (collectively "**Grantee**"), the property lying and being situate in the Davidson County, Tennessee, and being more particularly described as follows, to-wit (the "Subject Property"):

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART OF HEREOF.

THIS CONVEYANCE and the warranty herein contained is made further subject to the following exceptions and reservations:

1. Taxes for the year 2021 and subsequent years.
2. Subject to all matters shown on the Plan of record in Instrument No. 20120904-0079612, Register's Office of Davidson County, Tennessee.
3. Subject to all matters shown on the Map Shown as Exhibit D to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20130815-0086129,

as corrected in Instrument No. 20131023-0110532, Register's Office of Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions and By-Laws, of record in Instrument No. 20130815-0086129, as corrected in Instrument No. 20131023-0110532, Register's Office for Davidson County, Tennessee.
5. Termination of Easement and Establishment of New Easement of record in Instrument in No. 20140820-0075437, Register's Office for Davidson County, Tennessee.
6. Any and all existing easements and restrictions as shown of record not stated herein.

TO HAVE AND TO HOLD the same unto Grantee in fee simple, and to their heirs, personal representatives, successors, and assigns forever, together with every contingent remainder and right of reversion.

And said Grantors do for themselves, their heirs, successors and assigns covenant with the said Grantee, their heirs, personal representatives, successors, and assigns, that they are lawfully seized in fee simple of said premises, that said land is free from all encumbrances, unless otherwise noted above, that Grantee is entitled to the immediate possession thereof; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will and their heirs, personal representatives, successors, and assigns shall, warrant and defend the same to the said Grantee, their heirs, personal representatives, successors, and assigns forever, against the lawful claims of all persons.

REMAINDER OF PAGE LEFT BLANK INTENTIONALLY –
GRANTOR'S SIGNATURE AND ACKNOWLEDGEMENT PAGE FOLLOWS.

GRANTORS SIGNATURE PAGE

WITNESS THE EXECUTION OF THE UNDERSIGNED GRANTORS, effective as of the 9th day of ~~August~~ September, 2022.

GRANTOR:

Richard A. Burch

Richard A. Burch

Vicki L. Burch

Vicki L. Burch

STATE OF ALABAMA
COUNTY OF TUSCALOOSA

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public in and for the State of Alabama, at large, Richard A. Burch and Vicki L. Burch, husband and wife, who are known to me to be the persons who executed the foregoing instrument and who acknowledged they executed the same as the free act and deed of Richard A. Burch and Vicki L. Burch, on this 9th day of ~~August~~ September, 2022.

Witness my hand and official seal, this the 9th day of ~~August~~ September, 2022.

Labrisca D. Blakney
NOTARY PUBLIC

My Commission Expires:

06/02/24

[Notary Seal]

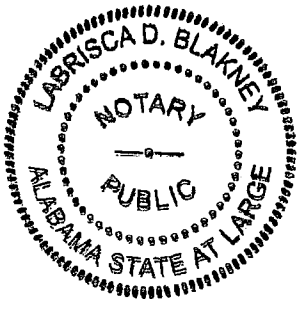


EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. B of Cottages at Hillview Heights, as shown on Exhibit D to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20130815-0086129, as corrected in Instrument No. 20131023-0110532, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed by Randy E. Chance and Bryan A. Chance conveyed to Richard A. Burch and Vicki L. Burch, husband and wife, of record in Instrument No. 20140904-0080675, in the Register's Office for Davidson County, Tennessee, dated on September 2, 2014, and recorded on September 4, 2014.