Karen Johnson Davidson County
Batch# 924034 DEEDWARR
09/30/2022 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20220930-0108374

WARRANTY DEED

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 29 DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

File #22-DM-1255-F

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Julia Miller (NAME)	**Bank of Tennessee** (NAME)	
1255 Martin Street (ADDRESS)	**165 Indian Lake Road, Ste 107** (ADDRESS)	**105 07 1B 112.00**
Nashville, TN 37203 (CITY) (STATE) (ZIP)	**Hendersonville, TN 37075** (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **IRA ANDREW STRICKLAND AND SUZANNE B. STRICKLAND, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JULIA MILLER, UNMARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit 112, as established in Declaration of Covenants, Conditions and Restrictions for The Six10 Merritt Condominium, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150924-0097122, as amended in Instrument No. 20160831-0091430, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ira Andrew Strickland and Suzanne B. Strickland, Husband and Wife, by Warranty Deed from Jason Bergeron and Corinne Bergeron, Husband and Wife, of record in Instrument No. 20200421-0041931, in the Register's Office of Davidson County, Tennessee, dated April 17, 2020, and recorded on April 21, 2020.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Mrs. C. H. Hagan and A. G. Merritt's Subdivision of Blocks I, J, K, L, M and N of Merritt Lands, as recorded in Plat Book 57, Page(s) 76.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Mrs. C. H. Hagan and A. G. Merritt's Re-Subdivision of Blocks I, J, K, L, M and N of Merritt Lands, as recorded in Plat Book 161, Page(s) 49.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150924-0097122, amended in Instrument No. 20160831-0091430; amendment to Bylaws in Instrument No. 20161118-0121689 and Assignment of Rights in Instrument No. 20170426-0041062.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150807-0079087, corrected by Scrivener's Affidavit recorded in Instrument No. 20151005-0101050, amended recorded in Instrument No. 20160601-0054729, Instrument No. 20161118-0121688, Instrument No. 20201029-0126130 and Instrument No. 20201118-0136013; Assignment and Assumption of Declarant's Rights in Instrument No.

20191220-0131435.
*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20151013-0104209.
*Easement for Public Street Right-of-Way, recorded in Instrument No. 20151030-0110799.
*Easement recorded in Instrument No. 20170717-0071454.
*Subject to all matters set out in Metro Ordinance No. 77-786.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1255 Martin Street, Nashville, TN 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 22nd day of September, 2022.

Ira Andrew Strickland

Suzanne B. Strickland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of September, 2022, before me personally appeared Ira Andrew Strickland, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of September, 2022.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of September, 2022, before me personally appeared Suzanne B. Strickland, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of September, 2022.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Diane March,** 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 this the ~~29th~~ 22nd day of September, 2022.

Affiant Signature
Date 09/29/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29th day of September, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

