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WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October, 2022. Notary Public MY COMMISSION EXPIRES: 5/5/2025 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 935524 DEEDWARR
10/31/2022 09:00:31 AM 2 pgs
Fees: $13.00 Taxes: $7,400.00
20221031-0117098

THIS INSTRUMENT WAS PREPARED BY Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215		
File No.: 2022-GTE-366		
ADDRESS NEW OWNER(S) AS FOLLOWS: Sallie B. Bailey	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NO.(S) 117 13 0B 143.00
(NAME) 913 Bowring Park	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 and sufficiency of which are hereby acknowledged, **Delia Darst, Executor of Estate of Pia Stratton** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Sallie B. Bailey, an unmarried woman** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 913, on the Plan of Abbottsford Phase 2, A Planned Unit Development, Revision 1, of record in Instrument No. 20010502-0044874, as amended in Instrument No. 20020305-0027572 and in Instrument No. 20020828-0104512, Register's Office for said County, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Pia Stratton, by Quitclaim Deed from Charles W. Stratton, of record in Instrument No. 20210607-0075963, in the Register's Office of Davidson County, Tennessee, dated June 01, 2021 and recorded on June 07, 2021.

Being the same property conveyed to Charles W. Stratton, IV and Pia N. Stratton, Husband and Wife, by Warranty Deed from Carol Elexis Waller, Unmarried, of record in Instrument No. 20070809-0095215, in the Register's Office of Davidson County, Tennessee, dated August 01, 2007 and recorded on August 09, 2007. Since Pia N. Stratton having died on October 24, 2021.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2023 and subsequent years, a lien not yet due

and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law.

This is property located at 913 Bowring Park, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 27th day of October, 2022.

GRANTOR:

Estate of Pia Stratton

By: _____
Delia Darst, Executor

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Delia Darst, Executor of Estate of Pia Stratton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 27th day of October, 2022.

_____
Notary Public

My Commission Expires: 9/2/24

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024