Karen Johnson Davidson County
Batch# 941847 DEEDWARR
11/16/2022 11:46:30 AM 4 pgs
Fees: $23.00 Taxes: $6,334.22
20221116-0122021

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37349-09-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,711,950.00. Affiant Subscribed and sworn to before me this 15th day of November, 2022. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mary Katherine Strength David Christopher Strength 5812 Woodland Hills Drive Nashville, TN 37211	Celebrity Home Loans LLC One Mid America Plaza Suite 800 Oakbrook Terrace, IL 60181	Map and Parcel No.: 172 02 0A 004.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Bruce D. Gill and James D. Turner, a married couple (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to Mary Katherine Strength and David Christopher Strength, wife and husband (collectively, "Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5812 Woodland Hills Drive, Nashville, Davidson County, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 15th day of November, 2022.

GRANTORS:

Bruce D. Gill

James D. Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bruce D. Gill and James D. Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of November, 2022.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 4 on the Plan of Myrtlewood Estates - Section 8, a Planned Unit Development (formerly Brentwood Oaks Expansion), of record in Instrument No. 20170918-0095179, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bruce D. Gill and James D. Turner, a married couple, by Warranty Deed from Nicola Ritchie and Andreas Ritchie, wife and husband, of record in Instrument No. 20210614-0079873, in the Register's Office of Davidson County, Tennessee, dated June 09, 2021 and recorded on June 14, 2021.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for the year 2023 and subsequent years, a lien, not yet due and payable, which are assumed by Grantees.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Myrtlewood Estates - Section 8, a Planned Unit Development (formerly Brentwood Oaks Expansion), as recorded in Instrument No. 20170918-0095179.
3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180920-0093374, as amended by Instrument No. 20190701-0063431.
4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7768, Page 279.
5. Easement recorded in Book 5691, Page 548; Book 7950, Page 224; Book 7950, Page 227; Instrument No. 19991222-0306125 and Instrument No. 20080118-0006026.
6. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6489, Page 537.
7. Easement for Driveway Access, recorded in Instrument No. 20201020-0121943.
8. Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20080227-0018946.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 11/15/22

GEORGE E. MUDTER, JR.
Dated 11/15/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 11/15/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

