Karen Johnson Davidson County
Batch# 942195 DEEDWARR
11/17/2022 09:13:49 AM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20221117-0122281

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

First Title & Escrow Co., Inc.
FTEC File No. 37382-10-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is: $720,000.00.

Affiant

Subscribed and sworn to before me this 15th day of November, 2022.

Notary Public

My Commission Expires:

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William Dawson Ogletree Cooper Powell Ogletree 522 A E. Bend Drive Nashville, TN 37209		Map and Parcel No.: 091131K00100CO

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, David Strength and Mary Strength, formerly known as Mary Rolandelli, husband and wife (collectively, "Grantors"), have this day bargained and sold, and do hereby transfer and convey to William Dawson Ogletree and Cooper Powell Ogletree, husband and wife ("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 522 A E. Bend Drive, Nashville, TN 37209.

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:

David Strength

Mary Strength F/K/A Mary Rolandelli

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Strength and Mary Strength F/K/A Mary Rolandelli, 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 Unit A, together with the appurtenant interest in the common elements of 522 East Bend Drive Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20190801-0075838, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to Mary Rolandelli and David Strength, both unmarried, by deed dated March 2, 2020 from White Peach Development, LLC, a Tennessee Limited Liabilty Company, of record in Instrument No. 20200304-0024059, Register's Office for Davidson County, Tennessee. The parties having since married. Mary Rolandelli is now known as Mary Strength.

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.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 522 East Bend Drive Townhomes, of record in Instrument No. 20190801-0075838, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit B to the Declaration in Instrument No. 20190801-0075838, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 1130, page 100, Register's Office for Davidson County, Tennessee.