Karen Johnson Davidson County
Batch# 993218 DEEDWARR
04/18/2023 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20230418-0028557

WARRANTY DEED

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

File No.: RES-23-1010

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 13 day of April, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Jecmen and Jacqueline Leslie Colgate Jecmen	**New Owners**	118 01 0 465.00
(NAME)	(NAME)	
1010 Gilmore Avenue Nashville, TN 37204		
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **RYAN NEIL STRINGFELLOW AND CAMILLA JO STRINGFELLOW, TRUSTEES OF STRINGFELLOW JOINT REVOCABLE TRUST, DATED APRIL 5, 2021**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MARK JECMEN AND JACQUELINE LESLIE COLGATE JECMEN, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Montrose Place, of record in Plat Book 57, Page 93, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to OMBS, L.L.C., a Florida limited liability company, from Joel McKellar, unmarried, by Warranty Deed dated April 2, 2018, recorded April 6, 2018, in Instrument No. 20180406-0032677, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Ryan N. Stringfellow and wife Camilla Jo Stringfellow, from OMBS, L.L.C., a Florida limited liability company, by Quitclaim Deed dated July 9, 2019, recorded July 24, 2019, in Instrument No. 20190724-0072615, in the Register's Office of Davidson County, Tennessee.

Subsequently being the same property conveyed to Ryan Neil Stringfellow and Camilla Jo Stringfellow, Co-Trustees of the Stringfellow Joint Revocable Trust, dated April 5, 2021, from Ryan N. Stringfellow and wife, Camilla Jo Stringfellow, by Quitclaim Deed dated June 30, 2022, recorded July 11, 2022, in Instrument No. 20220711-0079351, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1010 Gilmore Avenue, Nashville, TN 37204
(House Number) (Street) (City or Town) (State) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, 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 13th day of April, 2023.

Stringfellow Joint Revocable Trust, dated April 5, 2021

By: _____, Trustee
Ryan Neil Stringfellow, Trustee

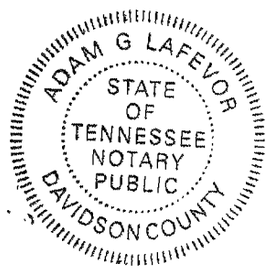
By: _____, Trustee
Camilla Jo Stringfellow, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of April, 2023, before me personally appeared Ryan Neil Stringfellow and Camilla Jo Stringfellow, Trustees of Stringfellow Joint Revocable Trust, dated April 5, 2021, 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 13th day of April, 2023.

_____
Notary Signature
My commission expires: 3/6/24



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 4/13/2023.

D. Shayne Adair

4/17/2023
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17 **day of** April, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026