Karen Johnson Davidson County
Batch# 1002650 DEEDWARR
05/12/2023 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20230512-0035640

THIS INSTRUMENT PREPARED BY
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No..
Amy Strader and Stephen Douglas Strader 22 Compton Trace Nashville, TN 37215	Amy Strader and Stephen Douglas Strader	Map/Parcel 131-06-0C-041.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Dene Hofheinz Anton, Trustee of the Dene Hofheinz Anton Foundation dated December 5, 1983** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Amy Strader and Stephen Douglas Strader, wife and husband**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 20 Compton Trace, Nashville, TN 37215, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
>
> Being Lot 81 as shown on the plan of Burton Hills Estates-Tract 9, of record in Book 6250, Page 596, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.
>
> Being the same property conveyed to the Dene Anton Foundation by Warranty Deed from the Trustees of the Hermitage United Methodist Church, being Emily Sherrod, Don Koop, Howard Allums, Raymond Jones, Nick Tune, Marilyn Diferia, Jay Rice and Chris Simpson and Dr. Gary Speich, Pastor, of record in Book 9718, Page 949, in the Register's Office of Davidson County, Tennessee, dated June 23, 1995, and recorded on July 3, 1995.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons

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

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 12th day of May, 2023.

Dene Hofheinz Anton Foundation dated December 5, 1983

By: _____

Dene Hofheinz Anton, Trustee of the Dene Hofheinz Foundation dated December 5, 1983

STATE OF Texas
COUNTY OF Harris

On this 10 day of May, 2023, before me personally appeared Dene Hofheinz Anton, Trustee of Dene Hofheinz Anton Foundation dated December 5, 1983, 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 10 day of May, 2023.

_____
Notary Signature
My commission expires: 08/12/2023

NOTARY PUBLIC STATE OF TEXAS
NAZISH BHANJI
Notary ID #128700716
My Commission Expires
August 12, 2023

AFFIDAVIT OF VALUE

STATE OF TN)
COUNTY OF WILLIASON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $540,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 12 day of May, 2023

_____
Notary Public
My commission expires: 9/12/2025

George Ziadeh
State of Tennessee Notary Public
Williamson County

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Stephen Sisco, 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 May 12, 2023 *(date of document)*.

Custodian's Signature — 05/12/2023 date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 12 day of May, 2023.

Notary Public

MY COMMISSION EXPIRES: 07/12/2025

