Karen Johnson Davidson County
Batch# 1012547 DEEDWARR
06/08/2023 11 19 17 AM 2 pgs
Fees $13 00 Taxes $943 50
20230608-0043614

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #23-1133

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Suzanne Strickland and Ira Andrew Strickland wife and husband,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Carly Strickland, unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit B-3, as shown on the map entitled Master Deed Westchester Condominiums, of record in Instrument No. 20070607-0068596, corrected in Instrument No. 20071009-0120320, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Suzanne Strickland and Ira Andrew Strickland, wife and husband by Warranty Deed, dated March 17, 2023, from Martha G. Elliott, an unmarried woman, of record in Instrument No. 20230323-0021135, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Martha G. Elliott, married by deed from The Nashville Westchester, LLC, a Tennessee limited liability company, dated September 28, 2007, of record in Instrument No. 20071004-0118426, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2901 Blair Boulevard #B3, Nashville, TN 37212

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Carly Strickland	Studio Bank	104-10-0N-003.00
2901 Blair Boulevard #B3	124 12th Ave South, Ste 400	
Nashville, TN 37212	Nashville, TN 37203	

WITNESS THE EXECUTION HEREOF this 6 day of June, 2023.

Suzanne Strickland

Suzanne Strickland

Ira Andrew Strickland

Ira Andrew Strickland

State of Florida
County of Clay

On this 6 day of June, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Suzanne Strickland and Ira Andrew Strickland, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 04-03-2028

MALETA JENNINGS
Notary Public - State of Florida
Commission # HH 095023
My Comm Expires Apr 3, 2025
Bonded through National Notary Assn

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 255,000.00.**

Affiant

Sworn and subscribed before me on this the 7th day of June, 2023.

Notary Public

My Commission Expires: 7/6/24

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY