Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BR-23-7840

Name and Address of New Owner:
Laci J. Klinkhammer and Barbara J. Klinkhammer
~~7840 Kemberton Drive West~~ 25925 Meadow Ridge Dr.
~~Nolensville, TN 37135~~ Elko New Market, MN 55020

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1032731 DEEDWARR
07/31/2023 02:08:12 PM 2 pgs
Fees: $13.00 Taxes: $1,468.90
20230731-0058929

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 186040B02100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **John David Stratton and Catherine Cox Stratton, Trustees of Stratton Revocable Living Trust dated July 23, 2014**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Laci J. Klinkhammer, married and Barbara J. Klinkhammer, married, as tenants in common,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Unit No. 21 on the Final Plat of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD Boundary Plat, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Protective Covenants, Conditions and Restrictions for The Village of Burkitt Place, a Horizontal Property Regime with Private Elements, a PUD, as of record in Instrument No.20070207-0016043 and amended in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD, of record in Instrument No. 20070125-0010028, corrected in Instrument No. 20070214-0018953, and as set out on Exhibit "B" to the Amendment to the Declaration, of record in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to John David Stratton and Catherine Cox Stratton, as Trustees of the Stratton Revocable Living Trust dated July 23, 2014 by Quitclaim Deed from John David Stratton, married, and John David Stratton and Catherine Cox Stratton, as Trustees of the Stratton Revocable Trust dated July 23, 2014 dated January 8th 2021 and recorded January 15th 2021 of record in Instrument No. 20210115-0007274 Register's Office for Davidson County, Tennessee. Further being the same property conveyed to John David Stratton, married, and John David Stratton and Catherine Cox Stratton, as Trustees of the Stratton Revocable Trust dated July 23, 2014 by Warranty Deed from Stephen N. Zaret and wife, Pamela L. Mottola dated April 17th 2018 and recorded on May 15th 2019 of record in Instrument No. 20180515-0046435, Registers Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2023 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 7840 Kemberton Drive West, Nolensville, TN 37135

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of July, 2023.

Stratton Revocable Living Trust dated July 23, 2014

By: John David Stratton (SEAL) TRUSTEE
John David Stratton, Trustee

By: Catherine Cox Stratton (SEAL) Trustee
Catherine Cox Stratton, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of July, 2023, before me personally appeared John David Stratton and Catherine Cox Stratton, Trustees of Stratton Revocable Living Trust dated July 23, 2014, 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 25th day of July, 2023.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires: 11.3.2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under 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 $397,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25th day of July, 2023.

Notary Signature
My commission expires:

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON