Karen Johnson Davidson County
Batch# 1039923 DEEDWARR
08/18/2023 10 23 40 AM 2 pgs
Fees $13 00 Taxes $2,035 00
20230818-0064560

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th ~~DAY OF~~ August, 2023.

NOTARY PUBLIC.
MY COMMISSION EXPIRES 03-09-27
(AFFIX SEAL)

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILL TO.	
Britton Strickland **1809 Neal Terrace** **Nashville, Tennessee 37203**	JPMORGAN CHASE BANK, N.A. 3415 Vision Drive Coloumbus, Ohio 43219	MAP **105** GROUP **11 0** PARCEL **166.00**

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Jack Urbano, a single man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Britton Strickland, an unmarried person

Hereinafter called the grantees, their heirs and assigns, a 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. 5, Block A on the Plan of Subdivision of Part of the Sophia M. Neal Property of record in Plat Book 1130, Page 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jack Urbano, unmarried, by Warranty Deed from Yvonne M. Batts, unmarried, dated July 30, 2021 and filed of record August 3, 2021 in Instrument No. 20210803-0103858, Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 206-2-301-307, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following
1) 2023 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record

This is improved property known as **1809 Neal Terrace, Nashville, Tennessee 37203.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

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 GRANTEES 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 GRANTEES, 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 hand and official seal at office this 15th day of August, 2023.

Jack Urbano

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jack Urbano, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 15th day of August, 2023.

NOTARY PUBLIC

My Commission Expires 03-09-27

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027