RECORD AND RETURN TO:
WilsonBerry Title & Escrow
2231 N. Mt. Juliet Rd., Suite 203
Mt. Juliet, TN 37122
File No.: QWB-16524-2023

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1045837 DEEDWARR
09/05/2023 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20230905-0069232

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of Aug, 2023

NOTARY PUBLIC

My commission expires: November 6, 2024

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title & Escrow 2231 N. Mt. Juliet Rd., Suite 203 Mt. Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremiah & Erin Stricklin 407 Hadley Ave Nashville, TN 37138	Same address as new owner	044-11-0B-002-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED EIGHTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($289,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DAVID H. LIPFORD, A MARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JEREMIAH EVAN STRICKLIN AND ERIN ELIZABETH STRICKLIN, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 407 of Homes at 404 Lawrence and 407 Hadley, a horizontal property regime with private elements, filed as Exhibit B to, and established by, Declaration of Covenants, Conditions of record in Instrument #20161221-0134189, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David H. Lipford, a married man, from Ben Wilson and Scott Baker by Warranty Deed dated April 24, 2017 and recorded April 26, 2017 in Instrument #20170426-0040792, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X___ improved property, known as: 407 Hadley Avenue, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 30th day of August, 2023

GRANTOR(S)

David H. Lipford

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, David H. Lipford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30 day of Aug, 2023

Notary Public

Martha E. Berry

Printed Notary Name

My commission expires: November 6, 2024

MARTHA E. BERRY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

True Copy Certification

I, **Marty Berry**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **8/30/23** (date of document)

9/5/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this **5** day of **September**, 2023.

Notary's Signature

My Commission Expires: 12-5-2026

SARAH E. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY