WARRANTY DEED

Karen Johnson Davidson County
Batch# 1066418 DEEDWARR
10/31/2023 08:55:30 AM 2 pgs
Fees: $13.00 Taxes: $2,682.50
20231031-0084844

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 10.20.24
(AFFIX SEAL)

BROOKE BERGERON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P23-6736-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
William Albritton and Avery Albritton	NEW OWNER	128-16-0B-058.00-CO
(NAME)	(NAME)	
537 Summit Oaks Court		
(ADDRESS)	(ADDRESS)	
Nashville TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Twenty-Five Thousand And No/100 Dollars ($725,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROBERT A. STRONG AND CAROL R. JOHNSON, AS EQUAL TENANTS IN COMMON (AND NOT AS TENANTS BY THE ENTIRETY AND NOT AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM ALBRITTON, A MARRIED MAN, AND AVERY ALBRITTON, HIS WIFE**, 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. 58 on the Plan of First Revision of Phase Four, Summit Oaks, a Planned Unit Development of record in Plat at Instrument No. 20060417-0043459, revised in Instrument No. 20060516-0057170, 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 Robert Strong and Carol Johnson, husband and wife as joint tenants with rights of survivorship by Warranty deed from Myra J. Barbre, Trustee, under The Myra J. Barbre Revocable Trust, dated the Fifteenth of August 1995 and any amendments thereof of record in Instrument No. 20201028-0125030 Register's Office for Davidson County, Tennessee, dated October 19, 2020 and recorded on October 28, 2020.

Being the same property conveyed to Jeffrey Mobley, Trustee by Quitclaim Deed from Robert A. Strong and Carol R. Johnson of record in Instrument No. 20230111-0002414, Register's Office for Davidson County, Tennessee, dated January 10, 2023 and recorded on January 11, 2023 and within the same deed the said Jeffrey Mobley, Trustee, conveyed his interest in the subject property to Robert A. Strong and Carol R. Johnson, as equal tenants in common (and not as tenants by the entirety and not as joint tenants with rights of survivorship.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 537 Summit Oaks Ct, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 25 day of October, 2023.

Robert A. Strong

Carol R. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert A. Strong and Carol R. Johnson,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25 day of October, 2023.

My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Notary Public

True Copy Certification

I, Yvette Meldrum, 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 Oct. 25, 2023

Signature 10/25/23 Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 25 day of October, 2023

Notary's Signature

10.20.24
My Commission Expires:

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024