Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1820 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230745165

Karen Johnson
Batch # 1104446
02/26/2024 09:59:49 AM
Fees: $13.00 Taxes: $610.50
Davidson County
DEEDWARR
2 pgs
20240226-0012845

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $165,000.00

M. Alexis Brannan
Affiant

Subscribed and sworn to before me, this 23rd day of February, 2024.

Notary Public
My Commission Expires: My Commission Expires Oct 27, 2025

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sheila Reynolds Deberry 113 Fain Street Nashville TN 37210	New Owner	Tax Parcel ID No. 093 16 0 327.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey C. Strachan, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sheila Reynolds Deberry, married woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being a portion of Lot No. 8 on the Plan of Bransford Realty Co's Resubdivision of Part of Weakley & Warren's Resubdivision of Block D, Hermitage Addition, of record in Plat Book 421, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. (This being the northern portion of lot 8- approximately 32 x 108).

Being the same property conveyed to Jeffrey C. Strachan, by Warranty Deed from Nancy J. Smith, of record in Instrument No. 20150312-0021477, in the Register's Office of Davidson County, Tennessee, dated March 06, 2015, and recorded on March 12, 2015. Deed of correction Recorded in Instrument No. 20160502-0042741.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bransford Realty Co's Resubdivision of Part of Weakley & Warren's Resubdivision of Block D, Hermitage Addition, as recorded in Plat Book 421, Page(s) 58.

This is improved property located at 113 Fain Street Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of February, 2024.

Jeffrey C. Strachan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey C. Strachan, 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, at office, this 23rd day of February, 2024.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024