Prepared by: John W. Crow, II, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson Davidson County
Batch # 1127953 DEEDWARR
04/29/2024 08:14:45 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240429-0030612

ELIZABETH M. STRATTA, ET VIR

TO: WARRANTY DEED

ELIZABETH MARIE STRATTA and JOSEPH JOHN STRATTA, Trustees of the STRATTA FAMILY COMMUNITY PROPERTY TRUST dated April 25, 2024

THIS DEED OF REALTY, executed as of the 25 day of April, 2024, by and between, ELIZABETH M. STRATTA and JOSEPH J. STRATTA, wife and husband, ("Grantors"), and ELIZABETH MARIE STRATTA and JOSEPH JOHN STRATTA, Trustees of the STRATTA FAMILY COMMUNITY PROPERTY TRUST dated April 25, 2024, and any amendments thereto, ("Grantees"),

WITNESSETH:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, all of Grantors' right, title and interest, to have and to hold and to their heirs and assigns forever, in fee simple, certain realty, with any and all improvements thereon, situated in Davidson County, Tennessee, being bounded and described as follows:

PARCEL I:

LAND in Davidson County, Tennessee, being Lot No. 22 on the Final Plat of Phase 1, Parkhaven Communities, a Planned Unit Development, of record in Instrument No. 20200527-0054555, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Elizabeth M. Stratta and Joseph J. Stratta, wife and husband, by Special Warranty Deed from Parkhaven Communities, LLC, a Tennessee Limited Liability Company, dated January 31, 2022, and recorded February 4, 2022, of record in Instrument No. 20220204-0013131, in the Register's

Office for Davidson County, Tennessee.

THE conveyance of the above-described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20200527-0054555, said Register's Office;

2) Declaration of Covenants, Conditions and Restrictions for Parkhaven Communities and By-Laws appended thereto of record in Instrument No. 20210401-0042733, said Register's Office;

3) Charter of Parkhaven Communities Homeowners Association, Inc. of record in Instrument No. 20210205-0016866, said Register's Office;

4) Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20030516-0067076, said Register's Office;

5) Conveyance of Conservation Greenway, Open Space and Common areas to Parkhaven Communities Homeowners Association, Inc., of record in Instrument No. 20210308-0029783, said Register's Office;

6) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20181022-0104460 and Instrument No. 20200923-0109241, said Register's Office;

7) Charter of Parkhaven Communities Homeowners Association, Inc. of record in Instrument No. 20210205-0016866, said Register's Office;

8) Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20190911-0091968, said Register's Office;

9) Subject to the flow of the Cumberland River; and,

10) Subject to the reservation as set out in the Deed of record in Instrument No. 20170802-0078781, said Register's Office.

PARCEL II:

Land in Davidson County, Tennessee, being Unit No. 212, on the plan of RIVERBROOK, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20210701-0089420, amended and restated in Instrument 20211112-0150682, amended and restated in Instrument 20211207-0162045, amended in Instrument 20220118-0006984, Instrument 20220222-0019829, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Elizabeth Stratta and Joseph J. Stratta, wife and husband, by Special Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona Corporation, dated February 3, 2023, and recorded February 3, 2023, of record in Instrument No. 20230203-0008004, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, for the express purpose of perfecting the immunities and protections of said statute as provided therein.

That Grantors (1) covenant that they are lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2024 taxes which Grantees assume; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims, subject, however, to all legally enforceable restrictions and easements of record and in existence in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

Elizabeth M Stratta
ELIZABETH M. STRATTA Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ELIZABETH M. STRATTA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 25th day of April, 2024.

My Commission Expires:

1/24/2028

Madison Botsch
Notary Public

MADISON BOTSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Joseph J Stratta
JOSEPH J. STRATTA Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JOSEPH J. STRATTA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 25th day of April, 2024.

My Commission Expires:

1/24/2028

Madison Botsch
Notary Public

MADISON BOTSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Property Owners Name And Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
Elizabeth Marie Stratta and Joseph John Stratta, Trustees of the Stratta Family Community Property Trust 6332 York Drive Hermitage, TN 37076	SAME/OWNER
Property Addresses:	**Map and Parcel Nos.:**
Parcel I: 6332 York Drive Hermitage, TN 37076	074 16 0A 022.00
Parcel II: 1421 Japonica Alley Hermitage, TN 37076	086 12 0E 212.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).