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

CRT File No. 240347270

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$455,300.00~~

Affiant

Subscribed and sworn to before me, this 26th day of April, 2024.

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public
My Commission Expires: 11-8-27

Karen Johnson
Batch # 1128079
04/29/2024 10:56:57 AM
Fees: $13.00 Taxes: $1,684.61

Davidson County
DEEDWARR
2 pgs

20240429-0030918

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kurt Strickmaker and Ann Marie Stickmaker 6150 Jocelyn Hollow Road Nashville, TN 37205	New Owner	Tax Parcel ID No. 147-15-0-126.00

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, **Julie Barroso, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kurt Strickmaker and Ann Marie Stickmaker, husband and wife**, ("Grantees"), their 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 Lot(s) 105, as shown on the map entitled Whispering Hills Section I, of record in Plat Book 2331, pages 82, 83 and 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JULIE BARROSO, by deed from JOHN HALL AND WIFE, SARAH HALL, of record in Instrument No. 20200623-0067144, dated June 15, 2020, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 147-15-0-126.00.

Matters shown on the Plan of record in Plat Book 2331, pages 82, 83 & 84, said Register's Office.

This is improved property located at 545 Whispering Hills Drive Nashville TN 37211

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 26th day of April, 2024.

Julie Barroso

Julie Barroso

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Julie Barroso, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of April, 2024.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____