This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22798-MC

Karen Johnson Davidson County
Batch# 1147641 DEEDWARR
06/17/2024 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $9,990.00
20240617-0044827

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,700,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of June, 2024.

Notary Public
My Commission Expires:

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kyle Strongin and Julie Strongin 109 Loring Court Nashville, TN 37220	Morgan Stanley Private Bank, National Association 4270 Ivy Pointe Boulevard 4th Floor Cincinnati, OH 45245	132 13 0 099.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Rodney S. French and Mary Kelly French, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kyle Strongin and Julie Strongin, husband and wife,** hereinafter called the Grantee(s), his/her/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(s) 2, as shown on the map entitled RESUBDIVISION OF LORING COURT, of record in Instrument No. 20110902-0068196, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rodney S. French and Mary Kelly French, husband and wife, by Warranty Deed from Michael Francis Montijo and Patricia Ann-Jamieson-Montijo, Trustees of The Montijo Joint Trust, dated December 16, 2015, of record in Instrument No. 20180629-0063413, in the Register's Office of Davidson County, Tennessee, dated June 29, 2018, and recorded on June 29, 2018.

This is ☒ improved or ☐ unimproved property located at: **109 Loring Court, Nashville, TN 37220**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 12th day of June, 2024.

GRANTOR:

Rodney S. French

Rodney S. French

Mary Kelly French

Mary Kelly French

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Rodney S. French and Mary Kelly French,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12 day of June, 2024.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202406170044827

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 06/14/2024 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 06/14/2024

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 14 **day of** June, 2024.

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.6.2024

  Notary's Seal (if on paper)

