This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $444,000.00.

Affiant

Subscribed and sworn before me this the 20th day of June, 2024.

Notary Public
My commission expires:

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

Karen Johnson Davidson County
Batch# 1149938 DEEDWARR
06/25/2024 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,642.80
20240625-0047053

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Christian Lea Lehman Strauss	The Central Trust Bank	094-03-0 019.00
2818 Barclay Drive	PO Box 1021	
Nashville, TN 37206	Jefferson City, MO 65102	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STEVEN J. ROKUSEK AND TAMARA K. TIMMERMAN-ROKUSEK, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BAILEY MICHAEL AMBRISTER, A SINGLE PERSON, AND CHRISTIAN LEA LEHMAN STRAUSS, A SINGLE PERSON, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 204 on the Plan of Fortland Park, Section I of record in Plat Book 2663, Page 61, and Certificate of Correction recorded in Book 2799, Page 43, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 204 fronts 80 feet on the westerly side of Barclay Drive and runs back between lines 165.7 feet on the northeasterly side and 165.9 feet on the southwesterly side to a dead line in the rear on which it measures 63.2 feet.

Being the same property conveyed to Steven J. Rokusek and wife, Tamara K. Timmerman-Rokusek, by deed dated 02/03/2010, from Tamara Timmerman nka Tamara K. Timmerman-Rokusek, of record in Instrument No. 20100210-0010483, Register's Office for said County.

Also being the same property conveyed to Tamara Timmerman, unmarried, by deed dated 11/21/2001, from Grand Canyon Properties, LLC, a TN limited liability company, of record in Instrument No. 20011130-0131574, Register's Office for said County.

THIS IS IMPROVED PROPERTY KNOWN AS 2818 Barclay Drive, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 20th day of June, 2024.

Steven J. Rokusek

Tamara K. Timmerman-Rokusek

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steven J. Rokusek and Tamara K. Timmerman-Rokusek, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of June, 2024.

My commission expires:
7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Pam Autry,** 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 this the 20 day of June, 2024.

Affiant Signature

Date 6/20/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028