Karen Johnson Davidson County
Batch# 1161422 DEEDWARR
07/24/2024 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $2,018.34
20240724-0056076

Warranty Deed

BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $545,497.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 22nd day of July, 2024. Brooke Hicks Notary Public My commission expires: 5-9-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
TRF Enterprise, LLC	New Owner(s)	082 08 0 438.00 and 082 08 0 439.00
110 Glancy Street, Suite 107		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JARRETT STRICKLAND AND MARNIQUE STRICKLAND, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRF ENTERPRISE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 Nos. 1 and 2 on the Plan of Subdivision of F. O. Beazley's McFerrin Addition to East Nashville of record in Instrument No. 20230831-0068338, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Marnique L. Riley, a single woman by Warranty Deed from Darlene Carothers Hamilton of record in Instrument No. 20090811-0075536 Register's Office for Davidson County, Tennessee, dated August 3, 2009 and recorded on August 11, 2009.

Being a portion of the same property conveyed to Jarrett K. Strickland and Marnique R. Strickland, husband and wife by Quitclaim Deed from Marnique R. Strickland a married woman, F/K/A Marnique L. Riley of record in Instrument No. 20140711-0061138 Register's Office for Davidson County, Tennessee, dated June 25, 2014 and recorded on July 11, 2014.

Being a portion of the same property conveyed to Jarrett Strickland and Marnique Strickland, husband and wife by Warranty Deed from David B. Wilson, an unmarried man of record in Instrument No. 20210805-0105170 Register's Office for Davidson County, Tennessee, dated July 30, 2021 and recorded on August 5, 2021.

Being a portion of the same property conveyed to Jarrett Strickland and Marnique Riley Strickland, husband and wife by Warranty Deed from David B. Wilson, and unmarried man of record in Instrument No. 20211029-0145748 Register's Office for Davidson County, Tennessee, dated October 26, 2021 and recorded on October 29, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 615 & 617 North 9th Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/~~OUR~~ HANDS EFFECTIVE AS OF THE 22nd day of July, 2024.

Jarrett Strickland

Marnique Strickland

STATE OF SC
COUNTY OF Charleston

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jarrett Strickland and Marnique Strickland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of July, 2024.

Notary Public

My Commission Expires: 9/16/24

PAULETORIA J. WALZ
Notary Public-State of South Carolina
My Commission Expires
September 16, 2024

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **July 22, 2024**.

Affiant Signature

July 24, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 24th day of July, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25