THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P24-16536-BW

Karen Johnson
Batch # 1173288
08/22/2024 02:51:16 PM
Fees: $13.00 Taxes: $1,124.80

Davidson County
DEEDWARR
2 pgs

20240822-0064679

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 304,000.00.

Ashley E. Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/11/26

(AFFIX SEAL)

LAURA MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/11/2026
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley E. Hall	Bank of America, N.A.	
1707 Red Jacket Dr	4500 Amon Carter Blvd.	173-05-0A-004.00-CO
Antioch, TN 37013	Fort Worth, TX 76155	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Tyler L. Strickler and Gail L. Strickler, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashley E. Hall, a married woman**

HEREINAFTER CALLED THE GRANTEES, 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 No. 4 of Barnes Crossing, Planned Unit Development, as shown on the Master Deed of record in Instrument No. 20050721-0084791, as amended in Instrument No. 20050805-0092480, Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, Register's Office for Davidson County, Tennessee, and as shown on Plat of record in Instrument No. 20050128-0010427, said Register's Office, all to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tyler L. Strickler and Gail L. Strickler, husband and wife by Warranty Deed from Cory Brostowicz and Andrea Brostowicz, husband and wife of record in Instrument No. 20190418-0035705 Register's Office for Davidson County, Tennessee, dated April 17, 2019 and recorded on April 18, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1707 Red Jacket Dr, Antioch, TN 37013**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-EXP-24-1707

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. 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 our hands this the 15 day of August 2024.

Tyler L. Strickler

Gail L. Strickler

STATE OF ~~TENNESSEE~~ Iowa
COUNTY OF ~~WILLIAMSON~~ Black Hawk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tyler L. Strickler**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of August 2024.

My Commission expires: 04-11-2026

Notary Public

PAM JONES
Commission Number 767510
My Commission Expires
April 11, 2026

STATE OF ~~TENNESSEE~~ Iowa
COUNTY OF ~~WILLIAMSON~~ Black Hawk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gail L. Strickler,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of August 2024.

My Commission expires: 04-11-2026

Notary Public

PAM JONES
Commission Number 767510
My Commission Expires
April 11, 2026