WARRANTY DEED

Karen Johnson
Batch # 1189857
10/04/2024 10:04:15 AM
Fees: $13.00 Taxes: $2,064.60

Davidson County
DEEDWARR
2 pgs

20241004-0077133

W-EXP-24-2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $558,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/20/28
(AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Austin Thigpen	New Owner	
(NAME)	(NAME)	**141-05-0A-524.00-CO**
2009 Leeds Ln		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TODD F. STRINGER AND STACY F. STRINGER, TRUSTEES OF THE TODD AND STACY STRINGER LIVING TRUST DATED MAY 23, 2019,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES AUSTIN THIGPEN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit: an unmarried man

Land in Davidson County, Tennessee, being Lot No. 524 on the Plan of Final Plat of Avondale Park, Phase 3, Section 1, Major Subdivision "Cluster Lot Subdivision" of record in Plat at Instrument No. 20140728-0066971, 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 the same property conveyed to Todd F. Stringer and Stacy F. Stringer, Trustees of the Todd and Stacy Stringer Living Trust dated May 23, 2019 by Quitclaim Deed from Todd F. Stringer and Stacy F. Stringer, husband and wife of record in Instrument No. 20190531-0051966 Register's Office for Davidson County, Tennessee, dated May 23, 2019 and recorded on May 31, 2019.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20140722-0064838 and Instrument No. 20140728-0066971, Register's Office of Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20020821-0100879 in the Register's Office for Davidson County, Tennessee.
- Declaration of Protective Covenants, Conditions and Restrictions for Avondale Park, with By-Laws appended thereto, of record in Instrument Number 200812030117452, amended in Instrument No. 20090331-0028791 and in Instrument No. 20101223-0102254, Instrument No. 20190313-0023161 Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument Number 20141202-0110280, Instrument No. 20071002-0117293, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20060512-0055867 and Instrument No. 20090814-0076610, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2009 Leeds Ln, Nashville, Tennessee 37221**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 1st DAY OF OCTOBER, 2024.

The Todd and Stacy Stringer Living Trust dated May 23, 2019

BY: _____
Todd F. Stringer
Trustee

BY: _____
Stacy F. Stringer
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TODD F. STRINGER, TRUSTEE of THE TODD AND STACY STRINGER LIVING TRUST DATED MAY 23, 2019, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 1st of October, 2024.

_____
Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STACY F. STRINGER, TRUSTEE of THE TODD AND STACY STRINGER LIVING TRUST DATED MAY 23, 2019, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 1st of October, 2024.

_____
Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212