RETURN TO:
~~BANKERS TITLE & ESCROW CORP.~~
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

Karen Johnson
Batch # 1200237
11/01/2024 09:24:07 AM
Fees: $13.00 Taxes: $1,665.00

Davidson County
DEEDWARR
2 pgs

20241101-0084810

JAMES A. MAHEFFEY NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE
STATE OF TENNESSEE NOTARY PUBLIC

G-P-24-6107

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-8-27

(AFFIX SEAL)

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)
Kurtis Strickmaker and Ann Strickmaker	**Same as New Owner**	
(NAME)	(NAME)	**091-02-0-088.00**
6150 Jocelyn Hollow Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **THISTLE FARMS, INC.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KURTIS STRICKMAKER AND ANN MARIE STRICKMAKER, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 8, Block 20 on the Plan of Cherokee Park Subdivision of record in Plat Book 161, Page 75, 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 Magdalene, Inc by Warranty Deed from Serenity Center Nashville, Inc of record in Instrument No. 20131209-0124736 Register's Office for Davidson County, Tennessee, dated December 06, 2013 and recorded on December 09, 2013.

Articles of Amendment to the Charter filed with the Secretary of State June 22, 2015 to change the name from Magdalene, Inc., to Thistle Farms, Inc., Said Articles of Amendment filed June 23, 2015 of record in Instrument No. 20150623-0059912, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee.
- Charter of Cherokee Park Neighborhood Associates of record in Instrument No. 20000531-0054011, Register's Office for Davidson County, Tennessee.
- Articles of Organization limited liability Company of record in Instrument Number 20210421-0053045, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Drain in favor of Metro Nashville of record in Book 4655, Page 21, Book 4654, Page 966, Book 4654, Page 976 and Book 4655, Page 6, 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: **6107 New York Avenue, Nashville, Tennessee 37209**.

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 31st DAY OF OCTOBER, 2024.

Thistle Farms, Inc.

BY: _____
Tasha Kennard
Authorized Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared TASHA KENNARD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED OFFICER of THISTLE FARMS, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED OFFICER.

Witness my hand and official seal, this the 31st of October, 2024.



_____
Notary Public
My Commission Expires: _____
(SEAL)

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