Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

Karen Johnson
Batch # 1205566
11/15/2024 10:19:55 AM
Fees: $13.00 Taxes: $2,793.50

Davidson County
DEEDWARR
2 pgs

20241115-0089117

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $ 755,000.00.

Affiant

Subscribed and Sworn before me this 13th day of November, 2024.

Notary Public
My commission expires:
3/4/2025

ROSEMARIE RODRIGUEZ
Notary Public - State of Florida
Commission # HH 70179
My Comm. Expires Mar 6, 2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Robert George and Susan George 8173 Charlotte Pike, Nashville, TN 37221	New Owner	127-00-0-252

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael G. Strickland, a married man, as heir to the Estate of Helen J. Strickland**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Robert George and Susan George, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 1 on the plan of E.L. Wallace Subdivision, of record in Book 6200 at page 550 and amended in Book 7191 at page 940, both in the Register's Office for said County.

SAID Lot No. 1 fronts 184.47 feet on the southerly margin of a R.O.W. dedication . and extends back 395.41 feet on the easterly line and 346.60 feet on the westerly line to a broken line in the rear, measuring 149.35 feet thereon.

Being the same property conveyed to Howard R. Strickland and wife, Helen J. Strickland, by Warranty Deed from Gemini Group, a partnership composed of L. Daniel Blankenship and Phil D. Newton, dated December 01, 1987, and recorded December 03, 1987, of record in Book 7417, Page 756, Register's Office of Davidson County, Tennessee. The said Howard R. Strickland died on August 14, 2021, leaving Helen J. Strickland the owner in fee simple as the surviving tenant by the entirety. Grantor warrants that Howard R. Strickland and Helen J. Strickland were married at the time they acquired title to the above-described property, and were continuously married until the death of Howard R. Strickland.

The said Helen J. Strickland. a/k/a Helen Joyce Strickland, died testate on May 10, 2024 and her estate was probated in the Probate/Chancery Court of Davidson County, Tennessee, Case No. 24P-1366, in which the court appointed Michael G. Strickland as Administrator of the Estate.

THIS conveyance is made subject to the matters set forth on the above referenced plan of record.

This is [X] improved [ ] unimproved property known as 8173 Charlotte Pike, Nashville, TN 37221 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 13th day of November, 2024.

Michael G. Strickland

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Pasco

On this 13th day of November, 2024, before me personally appeared Michael G. Strickland, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of November, 2024.

Notary Signature
My commission expires: 3/6/2025

ROSEMARIE RODRIGUEZ
Notary Public - State of Florida
Commission # HH 70179
My Comm. Expires Mar 6, 2025