Prepared by:
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Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00

Affiant

Subscribed and sworn to before me this 27 day of December, 2024.

Notary Public
My commission expires: 2/7/27

Karen Johnson Davidson County
Batch# 1220993 DEEDWARR
12/27/2024 02:17:30 PM 4 pgs
Fees: $23.00 Taxes: $370.00
20241227-0100656

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Sara Strasser 3579 Mullins Rd Arrington, TN 37014	Same	147 15 0 041.00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Vivian Davis, Susan Bolin, Alyssa Pendergrast, and Harry Whitehead Marlin, III** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to their one-fourth undivided interest to **Sara Strasser and Charles Strasser, wife and husband** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the Sixth Civil District of Davidson County, Tennessee being Lot No. 241 on the Plan of Whispering Hills, Section 11-B of record in Book 2331, page 155, Register's Office for Davidson Cunty Tennessee.

Said Lot No. 241 fronts 181 feet on the northerly margin of Watsonwood Drive and extends back northwardly 216.2 feet on the westerly side and 234.3 feet on the easterly side to a dead line in the rear measuring a total of 102 feet.

Being the Same property conveyed to Robert Edward McArthur and wife Madeline G. McArthur by deed from Pete Turner and Addie R. Turner of record in Book 2694, page 182, Register's Office for Davidson County, Tennessee. Madeline G. McArthur died on January 13, 2003 leaving Robert Edward McArthur as the surviving tenant by the entireties. Robert Edward McArthur died on November 2, 2014 intestate but his Last Will and Testament was

admitted as Muniment of Title to Real Estate File No. 15P-17 Seventh Circuit Court for Davidson County, Tennessee and recorded in Instrument No. 201510258-0008300 Register's Office for Davidson County, Tennessee. Last Will and Testament devised property to Sara Katherine Strasser, Dorothy Marie Garner, Frances Pauline Pomeroy and a trust for the benefit of Shirley Ann Farrer for her life. Shirley Ann Farrer died on July 1, 2024. Last Will and Testament stated that Trustees shall distributed her share to her living issue who are Vivian Davis, Susan Bolin, Alyssa Pendergast and Harry Whitehead Marlin, III as evidenced by Affidavit of record in Instrument No 202412270100654 Register's Office for Davidson County, Tennessee. Sara Katherine Strasser, Dorothy Marie Garner, Frances Pauline Pomeroy, Co-Trustees of the Robert Edward McArthur Trust conveyed one fourth interest equally to Vivian Davis, Susan Bolin, Alyssa Pendergast and Harry Whitehead Marlin, III by deed of recod in Instrument No. 202412270100655 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable

2. All matters apperaring on Plan of Whispering Hills, Section 11-B of record in Book 2331, page 155, Register's Office for Davidson Cunty Tennessee.

3. Restrictions of record in Book 2604 Page 1 Register's Office for Davidson County, Tennessee.

This property is improved property known as 568 Watsonwood Drive, Nashville, TN 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 27 day of December, 2024.

Vivian Davis

Susan Bolin

Alyssa Pendergrast

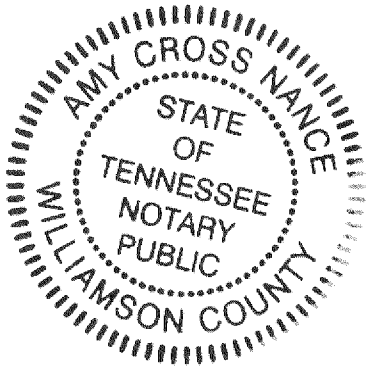
Harry Whitehead Marlin, III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27 day of December, 2024, before me personally appeared Vivian Davis, Susan Bolin, Alyssa Pendergrast and Harry Whitehead Marlin, III, 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 27 day of December, 2024.

Notary Signature
My commission expires: 2/7/27



I, Amy Carr Nix, 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 this 27th day of December 2024

Dated December 27, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Carr Nix who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 27th day of December, 2024

My commission expires: 3/11/25

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL