Prepared by
Record and Return To
[illegible]

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST, 2025

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025 SEZEN YILMAZ

Karen Johnson
Batch # 1306324
08/06/2025 09 18 34 AM
Fees $13 00 Taxes $3,330 00

Davidson County
DEEDWARR
2 pgs

20250806-0062343

THIS INSTRUMENT WAS PREPARED B
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Fra[illegible], TN 37067

File No. 25-CD-229

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
John Austin Whitmer	John Austin Whitmer	118020N00200CO
(NAME) 2402 Vaulx Lane	(NAME) 2402 Vaulx Lane	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Nine Hundred Thousand And No/100 Dollars ($900,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GRACE B STROBINO AND JAY C STROBINO, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN AUSTIN WHITMER, UNMARRIED, 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 Unit No B of Cottages at Hillview Heights, as shown on Exhibit D to the Declaration of Covenants, Conditions and Restriction, of record in Instrument No 20130815-0086129, as corrected in Instrument No 20131023-0110532, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property

Being the same property conveyed to Grace B Strobino and Jay C Strobino, wife and husband, by Warranty Deed from Richard A. Burch and Vicki L Burch, husband and wife, dated September 9, 2022, recorded September 22, 2022, of record in Instrument No 20220922-0105594, Register's Office for Davidson County, Tennessee

unimproved ☐
This is improved ☒ property, known as 2402 Vaulx Lane, Nashville, TN 37204
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property

Witness our hands this 4 day of August 2025

Grace B Strobino

Jay C Strobino

STATE OF TENNESSEE
COUNTY OF Williamson

On this 4 day of August 2025, before me personally appeared Grace B Strobino and Jay C Strobino, wife and husband to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed

Witness my hand and official seal at Franklin, Tennessee this 4 day of August 2025

Commission Expires _____

Notary Public

LEAH A TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-21-2028