WARRANTY DEED

Karen Johnson
Batch # 1331100
10/07/2025 10 22 32 AM
Fees $13 00 Taxes $1,369 00

Davidson County
DEEDWARR
2 pgs

20251007-0079921

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF OCTOBER, 2025

Notary Public

MY COMMISSION EXPIRES. _____
(AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S).
Robert Strobl	New owner	102 13 0B 009 00
(NAME)	(NAME)	
1117 Lilly Valley Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Caitlin A. Fay, an unmarried woman and Kenneth P. Fay and Susan L. Fay, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Robert Strobl, a single person**, 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, to-wit.

Land in Davidson County, Tennessee, being Unit No. 9 on the plan of Park Place at Charlotte, a Horizontal Property Regime with private elements, as established by the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No 20160916-0097376, as amended in Instrument No 20161118-0122072, Instrument No 20161209-0129493, and in Instrument No. 20170213-0014731, and a shown as Exhibit A-1 to the Amendment to Declarations of Covenants, Conditions and Restrictions for Park Place at Charlotte, of record in Instrument No 20170213-0014731, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description

Being the same property conveyed to Caitlin A. Fay, An Unmarried Woman, and Kenneth P. Fay and Susan L. Fay, Husband and Wife, as Joint tenants with rights of survivorship, by Warranty Deed from Gregory S Smith and Lisa G. Smith, Husband and Wife, of record in Instrument No 20240626-0047970, in the Register's Office of Davidson County, Tennessee, dated May 29, 2024 and recorded on June 26, 2024.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record

unimproved ☐
This is improved ☒ 1117 Lilly Valley Way, Nashville, TN 37209
(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

Effective the 6th day of October, 2025

Caitlin A Fay

Kenneth P Fay

Susan L. Fay

STATE OF NORTH CAROLINA

COUNTY OF Lincoln

On this 3 day of October, 2025, before me personally appeared Caitlin A Fay and Kenneth P Fay and Susan L. Fay, 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 (or person's) free act and deed

Notary Public
My Commission Expires 11/12/2026

JOHN H FRECHETTE NOTARY PUBLIC MECKLENBURG COUNTY, N.C. MY COMMISSION EXPIRES 11/12/2026

RETURN TO:
Rhoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

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