| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF Davidson |
|---|---|
| Bankers Title & Escrow Corporation<br>3310 West End Avenue, Ste 540<br>Nashville, TN 37203<br>P25-9000-WE | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 549,900.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November, 2025.<br>Notary Public<br>MY COMMISSION EXPIRES: 10/4/27<br>(AFFIX SEAL) |

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Chelsea A Rice and Ryan C Noble** | **OLD NATIONAL BANK** | |
| 106 Dellrose Drive | **P.O. BOX 918** | 084-14-0-164.00 |
| Nashville, TN 37214 | **EVANSVILLE, IN 47706** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Robert David Stricker, unmarried, and Megan Marie Stricker, unmarried,**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Chelsea A Rice and Ryan C Noble, a married couple, as tenants by the entirety,**
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 Lot No. 34 on the Plan of Section Two, Donelson Meadows of record in Plat Book 2133, Page (s) 100 and 101, 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 Robert David Stricker and wife, Megan Marie Stricker by Warranty Deed from Carrol L. Naul, married of record in Instrument No. 20141124-0107896 Register's Office for Davidson County, Tennessee, dated November 21, 2014 and recorded on November 24, 2014.

The said Robert David Stricker and Megan Marie Stricker having since divorced in Davidson County, Tennessee (Case No. 24D451).

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Karen Johnson Davidson County
Batch# 1343067 DEEDWARR
11/07/2025 03:20:30 PM 4 pgs
Fees: $23.00 Taxes: $2,034.63
20251107-0089060

This improved property known as **106 Dellrose Drive, Nashville, TN 37214**

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.

Witness our hands this the 5 day of November, 2025.

Megan Marie Stricker

**Megan Marie Stricker**

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Megan Marie Stricker,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 5 day of November, 2025.

My Commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Notary Public

Robert David Stricker

STATE OF Illinois
COUNTY OF Massac

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert David Stricker,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 5 day of November, 2025.

My Commission expires: 11-28-2028

Jean A. Griffin
Notary Public

Official Seal
JEAN A GRIFFIN
Notary Public, State of Illinois
Commission No. 306305
My Commission Expires November 28, 2028

**True Copy Certification**

I, **Jodi Jackson,** 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 the 5th day of November, 2025.

Affiant Signature
Date 11/5/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7th day of November, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JAKE STONER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES MARCH 11, 2026