Karen Johnson Davidson County
Batch# 1353654 DEEDWARR
12/04/2025 09:03:30 AM 5 pgs
Fees: $28.00 Taxes: $1,424.50
20251204-0096251

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $385,000.00 Affiant Subscribed and sworn to before me, this 7 day of November, 2025. Notary Public My Commission Expires: 11/2/26

WARRANTY DEED

Address New Owner: Mary Alice Strickler and Zane Strickler 2745 Fleet Drive Hermitage, TN 37076	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 086 14 0B 089.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEA ANN BATES, AN UNMARRIED WOMAN, BRUCE THOMAS, HEIR AT LAW AND MARK THOMAS, HEIR AT LAW** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Alice Strickler and Zane Strickler, wife and husband** (collectively "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the Final Plat of Fleetwood Subdivision, Phase Two, as shown by plat of record in Plat Book 6900, pages 738 and 739, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James Houston Thomas and Lea Ann Courter Bates, husband and wife by Deed dated December 19, 2016 from Audrey Hale Adams and Cory Adams, wife and husband, recorded January 13, 2017, in Instrument Number 201701130004056, in the Official Records of Davidson County, Tennessee.

Said James Houston Thomas died intestate on June 29th, 2024.

The heirs at law join in the conveyance to quitclaim any and all interest they may have in the property.

James Houston Thomas and Lee Ann Courter Bates were vested incorrectly on the conveyance deed and should be reflected as an unmarried woman and unmarried woman instead of husband and wife.

This is improved property commonly known as: **2745 Fleet Drive, Hermitage, TN 37076**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of November, 2025.

Lea Ann Courter Bates

Bruce Thomas, individually as an Heir at Law

Mark Thomas, individually as an Heir at Law

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lea Ann Courter Bates**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 1st day of November, 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Notary Public
My Commission Expires:

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mark Thomas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained.

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

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Notary Public
My Commission Expires:

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Bruce Thomas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 3 day of November, 2025.

TREVOR KELLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Notary Public
My Commission Expires:

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **11/17/2025** (date of document).

Affiant Signature

11/17/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17** day of **November**, **2025**

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

