WARRANTY DEED

Karen Johnson Davidson County
Batch# 1371847 DEEDWARR
01/22/2026 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20260122-0005429

BG-PPP-25-3420

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 01/30/2029

(AFFIX SEAL)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jacob Furry	New Owner	
(NAME)	(NAME)	**172-12-0B-167.00-CO**
3420 Cobble Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NEAL E. STRICKLAND AND KEITH A. ATHOW, HUSBAND AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACOB FURRY, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 545 on the Plan of Bradford Hills, Section Ten, of record in Book 7900, page 6, and amended in Book 7900, page 495, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Keith A. Athow and Neal E. Strickland, as Joint Tenants with Right of Survivorship, by Warranty Deed from John M. Holloway and wife, Susan L. Holloway of record in Instrument No. 20010529-0055428 Register's Office for Davidson County, Tennessee, dated May 25, 2001 and recorded on May 29, 2001.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 6 and as amended in Book 7900, Page 495 and Surveyor's Certificate of Correction of record at Book 9219, Page 115, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8069, Page 170, Book 8267, Page 616, Book 8267, Page 618, Book 8372, Page 901, Book 8374, Page 591, Book 8522, Page 853, Book 8634, Page 799, Book 8885, Page 517 and Book 8885, Page 519, Register's Office for Davidson County, Tennessee.
- Subject to the flow of any creeks, streams, or branches across subject property.
- By-Laws of record in Book 8071, Page 531, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space by deeds of record in Book 8154, Page 304, Book 9779, Page 672 and Book 9988, Page 932, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 8071, Page 520, in the Register's Office for Davidson County, Tennessee.
- Deeds of Conveyance of record in Book 8377, Page 769 and Book 8377, Page 808, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 8896, Page 291, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 1113, Page 606 and Book 1318, Page 441, in the Register's Office for Davidson County, Tennessee.
- Right of Way of Cobble Street.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3420 Cobble Street, Nashville, Tennessee 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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 16 DAY OF JANUARY, 2026.

Neal E. Strickland

Keith A. Athow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NEAL E. STRICKLAND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of January, 2026.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEITH A. ATHOW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of January, 2026.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22 2029
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 1/16/26 (date of document).

Affiant Signature

1/21/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21st day of January 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

