File No. 2026061018

This instrument was prepared by **Larry A. Rocconi, Jr.** of the law firm of Mitchell Ross Rocconi, PLLC, 308 South Second Street, Clarksville, TN 37040.

MAIL TAX STATEMENTS TO:

Clifford L. Garrard, IV
and wife, Taylor Garrard
604 Chelmsford Place
Nashville, TN 37215

OWNER AND PROPERTY ADDRESS:

Clifford L. Garrard, IV
and wife, Taylor Garrard
604 Chelmsford Place
Nashville, TN 37215

ALFRED B. STRAYHORN, TRUSTEE
Of The Alfred B. Strayhorn Revocable Trust
Under Agreement dated January 13, 2017

Karen Johnson Davidson County
Batch# 1462216 DEEDWARR
08/20/2026 09:30:30 AM 4 pgs
Fees: $23.00 Taxes: $3,034.00
20260820-0077460

TO: CASH WARRANTY DEED

CLIFFORD L. GARRARD, IV, ET UX

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is acknowledged, **ALFRED BLALOCK STRAYHORN, TRUSTEE OF THE ALFRED B. STRAYHORN REVOCABLE TRUST UNDER AGREEMENT DATED JANUARY 13, 2017, NOW PURSUANT TO AMENDMENT TO TRUST AGREEMENT DATED FEBRUARY 14, 2019, THE REVOCABLE TRUST OF ALFRED BLALOCK STRAYHORN DATED FEBRUARY 14, 2019,** as **Grantor** and in this deed called the **"Grantor"**, has this day bargained and sold and does hereby transfer and convey unto **CLIFFORD L. GARRARD, IV AND WIFE, TAYLOR B. GARRARD**, **Grantee** and in this deed called the **"Grantee"**, tenants by the entirety, and unto **Grantee's** heirs and assigns forever, the following described real estate, together with any and all the improvements, appurtenances, estate, title and interest located on the real estate. situated in Davidson County. Tennessee, to-wit:.

> Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of GREYSTONE, a Planned Unit Development, of record in Plat Book 6200, Page 60, Register's office for said County.
>
> Said Lot No. 14 fronts 70.00 fee on the East side of Chelmsford Place and extends back between parallel lines 107.50 feet to a deadline in the rear measuring 70.00 feet thereon.

This being real estate conveyed to **Grantor** by Deed of record in Document Number 20170123-0007029, in the Register's Office for Davidson County, Tennessee. The map, group and parcel number assigned to the above-described real estate by the Assessor of Property for Davidson County, Tennessee is 116 12 0E 157.00.

TO HAVE AND TO HOLD said real estate together with any and all improvements, appurtenances, estate, title and interest thereon unto **Grantee**, tenants by the entirety, and unto **Grantee's** heirs and assigns forever.

SUBJECT to all terms, matters, restrictions and conditions as shown by recorded plat in Plat Book 6200, Page 60, in the Register's Office for Davidson County, Tennessee and subject to Restrictive Covenants of record in Book 6300, Page 60, in the Register's Office for Davidson County, Tennessee.

GRANTOR COVENANTS that **Grantor** is lawfully seized and possessed of said real estate; that **Grantor** has a good and lawful right to convey the same; that this real estate is unencumbered; and, that **Grantor** will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION will be given upon delivery of this deed.

THE REAL ESTATE AD VALOREM TAXES for the current year are to be pro-rated between the parties.

IN WITNESS WHEREOF, Grantor has affixed **Grantor's** signature on this the 29 day of July, 2026.

GRANTOR:

The Alfred B. Strayhorn Revocable Trust under Agreement dated January 13, 2017, Now Pursuant to Amendment to Trust Agreement dated February 14, 2019, The Revocable Trust of Alfred Blalock Strayhorn dated February 14, 2019

BY: Alfred Blalock Strayhorn Trustee

Alfred Blalock Strayhorn, Trustee

STATE OF NC
COUNTY OF Transylvania

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Alfred Blalock Strayhorn, Trustee of The Alfred B. Strayhorn Revocable Trust under Agreement dated January 13, 2017 and amended as the Revocable Trust Agreement of Alfred Blalock Strayhorn dated January 13, 2017, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained on this 29th day of July, 2026.

NOTARY PUBLIC SEAL

My Commission Expires: 04-13-28

MARCEL ANDERS HOEPGEN
NOTARY PUBLIC
Buncombe County
North Carolina
My Commission Expires April 13, 2028

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

As required by Tennessee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned being **Grantee**, **Grantee's** agent or a trustee acting for **Grantee**, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $820,000.00.

AFFIANT

SWORN AND SUBSCRIBED TO before me on this the 14 day of August, 2026

NOTARY PUBLIC **SEAL**

Commission expires: 1/23/28

LARRY A. ROCCONI JR
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My commission expires January 23, 2028

Tennessee Certification of Electronic Document

I, Taylor Moore, 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 7/29/26 (date of document).

Affiant Signature

7/29/26
Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 17th day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 1/23/28

NOTARY'S SEAL

