Karen Y Johnson Davidson County
Batch# 144435 DEEDWARR
09/24/2018 12:00:15 PM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20180924-0094386

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $345,000.00 Affiant Subscribed and sworn to before me, this the 18th day of September, 2018. Notary Public My commission expires: 9-4-19

JILL SIMMONS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jenna Voor	New Owner	
2121 Hickory Brook Dr.		097-02-0A-565.00-CO
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **EDWARD A. FRIZ II AND JENNIFER J. FRIZ, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNA VOOR, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 565 on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 5A of record in Plat at Instrument No. 20161011-0107256, 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 a portion of the same property conveyed to Beazer Homes Corp, a Tennessee Corporation by Special Warranty deed from Brown's Farm, a Tennessee General Partnership of record in Instrument No. 20081222-0122059 Register's Office for Davidson County, Tennessee, dated December 19, 2008 and recorded on December 22, 2008.

Being a portion of the same property conveyed to Beazer Homes Corp, a Tennessee Corporation by Special Warranty deed from Chris Pardue of record in Instrument No. 20081222-0122060 Register's Office for Davidson County, Tennessee, dated December 19, 2008 and recorded on December 22, 2008.

Being the same property conveyed to Edward A. Friz, II and Jennifer J. Friz, husband and wife by Warranty deed from Beazer Homes, LLC, a Delaware Limited Liability Company, successor in interest to Beazer Homes Corp, a Tennessee Corporation of record in Instrument No. 20170331-0031486 Register's Office for Davidson County, Tennessee, dated March 30, 2017 and recorded on March 31, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2121 Hickory Brook Dr., Hermitage, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of September, 2018.

Edward A. Friz II

Jennifer J. Friz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Edward A. Friz II and Jennifer J. Friz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of September, 2018.

Notary Public

My Commission Expires:

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021