Karen Y Johnson Davidson County
Batch# 167583 DEEDWARR
11/27/2018 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20181127-0115782

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 8.4.20
(AFFIX SEAL)

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, ,

File No.: ARK180480TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lester Paul Richardson, a single man	Lester Paul Richardson, a single man	
(NAME) 4032 Yoest Drive	(NAME) 4032 Yoest Drive	041-04-0-030.00
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty-Five Thousand And No/100 Dollars ($225,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KASEY B. FREY, AN UNMARRIED WOMAN AND DUSTIN L. FREY, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LESTER PAUL RICHARDSON, A SINGLE MAN**, 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. 39 on the Plan of Dalemere Subdivision, Section-3, of record in Plat Book 3300, Page 6, 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 Kasey B. Frey and Dustin L. Frey, wife and husband by Warranty Deed from Mario Calvo, joined by his spouse, Zuzanna Calvo, of record in Instrument No. 20151023-0108048, Register's Office for Davidson County, Tennessee, dated October 16, 2015 and recorded on October 23, 2015. Kasey B. Frey and Dustin L. Frey having since divorced pursuant to that certain Final Decree filed January 18, 2017 in Docket Number 16D2026 in the Fourth Circuit Court for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4032 Yoest Drive, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

Witness Kasey B. Frey, and Dustin L. Frey, this 27 day of November, 2018.

Kasey B. Frey

Dustin L. Frey by Matthew Phelan, Attorney in Fact
Dustin L. Frey by Matthew Phelan, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27 day of November, 2018 before me personally appeared Kasey B. Frey, a married woman and Dustin L. Frey, an unmarried man to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

THOMAS VORHOLT II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and official seal at Davidson County, Tennessee this 27 day of November, 2018.

Commission Expires: 8-4-20

Notary Public

State of Tennessee

County of DAVIDSON

I, Thomas Vorholt II, a Notary Public in and for said County and State, do hereby certify that **Matthew Phelan**, Attorney-in-Fact for Dustin L. Frey, personally appeared before me this day, and being by me duly sworn, says that (s)he executed the foregoing and annexed instrument for and in behalf of Dustin L. Frey and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded contemporaneously herewith in the Office of the Register of Deeds for Davidson County, Tennessee and that this instrument was executed under and by virtue of the authority given by said instrument granting his/her power of attorney; that the said **Matthew Phelan**, Attorney-in-Fact, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Dustin L. Frey. Therefore, let the said instrument, together with this certificate, be registered.

WITNESS my hand and official stamp or seal, this the 27 day of November, 2018.

THOMAS VORHOLT II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public:
My Commission Expires: 8-4-20

True Copy Certification

I, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Danielle Chandler, a notary public for this county and state, Matthew Phelan who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 4-10-22

Notary Seal



MY COMMISSION EXPIRES:
APRIL 10, 2022