Karen Johnson Davidson County
Batch# 241181 DEEDWARR
06/10/2019 03:51:30 PM 2 pgs
Fees: $13.00 Taxes: $913.90
20190610-0055661

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-1162TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 247,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th day of June, 2019.

Notary Public

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Commission Expiration: 4-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Spring Houston 913 Ronnie Road Madison, TN 37115	Legends Bank ~~SAME AS NEW OWNER:~~ 310 N. First St. Clarksville, TN 37040	042 03 0 057.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Marsha G. Freudenthal N/K/A Marsha Freudenthal Arnold, Married** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Spring Houston, a married woman** 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:

Property known as 913 Ronnie Road Madison, TN 37115, County of Davidson to wit:

Being Lot No. 105 on the Plan of Primrose Acres, of record in Book 2663, Page 107, Register's Office for Davidson County, Tennessee.

Said Lot No. 105 fronts 110 feet on the westerly side of Ronnie Road, and extends back 142.9 feet on the northerly line and 197.2 feet on the southerly line to a dead line in the rear measuring 90 feet thereon.

Being the same property conveyed to Gussie A. Freudenthal, Jr and wife Marsha G. Freudenthal, by deed from Leland P. Brantley and wife, Jane Ann Brantley, dated 10/10/1975 filed and recorded 10/14/1975 of record in Book 4961, Page 9, said Register's Office. Gussie A. Freudenthal having since died on 1/13/2002 leaving Marsha G. Freudenthal as only surviving spouse.

Marsha G. Freudenthal having since married and is now known as Marsha Freudenthal Arnold.

The above referenced property is not the primary residence of the Grantors

Tax Map and Parcel ID is as follows 042 03 0 057.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 913 Ronnie Road, Madison, TN 37115

LTE File No.: 19-1162TN

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.

Witness my hand this 7th day of June, 2019.

Marsha G. Friedenthal N/K/A Marsha Friedenthal Arnold

Marsha G. Friedenthal N/K/A Marsha Friedenthal Arnold

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of June, 2019, before me personally appeared **Marsha G. Friedenthal N/K/A Marsha Friedenthal Arnold**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 7th day of June, 2019.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Commission Expiration: 4/17/23

True Copy Certification

I, Penny Y. Ray, 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 executed and authenticated according to law.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)

LTE File No.: 19-1162TN