Karen Johnson Davidson County
Batch# 255292 DEEDWARR
07/11/2019 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20190711-0067717

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Michele M Friedrichsen
Affiant

Subscribed and sworn to before me, this 28th day of June, 2019.

Notary Public

My commission expires: 4-17-23

(Notary Stamp)

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Michele Friedrichsen and Alex Friedrichsen	Michele Friedrichsen and Alex Friedrichsen	044-11-0-101.00
609 Hadley Ave	609 Hadley Ave	
Old Hickory, TN 37138	Old Hickory, TN 37138	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

James E Thomas and Corina D Thomas, Husband and Wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Michele Friedrichsen and Alex Friedrichsen, Wife and Husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

Lot 120, SECTION "A", VILLAGE OF OLD HICKORY, as shown on plat of record in Book 1424, Pages 68-69, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James E. Thomas and Corina D. Thomas, husband and wife, by Warranty Deed from Kevin D. BeBout, as single man, of record in Instrument No. 20160219-0015804, in the Register's Office of Davidson County, Tennessee, recorded on February 19, 2016.

This is improved property known as **609 Hadley Ave, Old Hickory, TN 37138.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for DAVIDSON County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of June, 2019.

James E Thomas

Corina D. Thomas
Corina D Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, James E Thomas and Corina D Thomas, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28th day of June, 2019.

Notary Public
My Commission Expires: 4.17.23

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 19-000126-526

True Copy Certification

I, Tonya Hill, do hereby make oath that I am a licensed attorney and/or the 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.

Tonya Hill
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Gregory D. Vadner, a notary public for this county and state, Tonya Hill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4.17.23
Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY