Karen Johnson Davidson County
Batch# 257810 DEEDWARR
07/17/2019 08:18:52 AM 2 pgs
Fees: $13.00 Taxes: $1,471.49
20190717-0069662

Warranty Deed

RICHARD F. YADON JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 3, 2020	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $397,700.00. Von Friesen by Jaclyn Friesen AIF for Jennifer Christy Friesen by Affiant Jaclyn - AIF Subscribed and sworn to before me, this the 15th day of July, 2019. Notary Public My commission expires: 11-3-2020

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jaclyn Friesen	Community Mortgage, LLC	103-06-0-229.00
5531 Knob Road	19045 E. Valley View Pkwy. #F	
Nashville, TN 37209	Independence, MO 64055	

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, **VON FRIESEN AND JENNIFER CHRISTY FRIESEN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACLYN FRIESEN, 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. 24 on the Plan of Brookside Court of record in Plat Book 1424, Page 145, 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 the same property conveyed to Edward H. Tipton, an Unmarried Man by Warranty deed from Douglas Hackworth, Married of record in Instrument No. 20140825-0077199 Register's Office for Davidson County, Tennessee, dated August 14, 2014 and recorded on August 25, 2014.

Being the same property conveyed to Von Friesen and Jennifer Christy Friesen by Warranty deed from Edward H. Tipton, married of record in Instrument No. 20171220-0129640 Register's Office for Davidson County, Tennessee, dated December 15, 2017 and recorded on December 20, 2017.

Being also known as 5531 Knob Road Nashville, Tennessee 37209.

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 5531 Knob Road, Nashville, TN 37209, 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 15th day of July, 2019.

Von Friesen

Jennifer Christy Friesen

STATE OF GEORGIA
COUNTY OF Rockdale

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Von Friesen and Jennifer Christy Friesen, 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 12th day of July, 2019.

Notary Public

My Commission Expires: Aug 01, 2020

LAURIE D. FULLER NOTARY PUBLIC ROCKDALE COUNTY, GA Exp. Aug. 01, 2020