Karen Johnson Davidson County
Batch# 258301 DEEDWARR
07/17/2019 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,450.40
20190717-0070039

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(AFFIX SEAL)

TONJA BAGWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 45123a

R-CBB-19-1123

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joshua W Frenkel and Carolyn Frenkel	New Owner	
(NAME)	(NAME)	**094-05-0-004.00**
1123 Glenview Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW G. PIERSON AND KRISTIN D. PIERSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA W FRENKEL AND CAROLYN FRENKEL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. Thirty Seven (37) on the Plan of Haynie's Central Park Plan of record in Plat Book 161, Page 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 37 fronts sixty-seven (67) feet on the Northerly side of Greenwood Street and extends back Northerly along the East line of Lot No. 36 in said plan, one hundred and fifty (150) feet to an alley; thence along said alley Easterly thirty nine (39) feet to the West margin of 12th Street; thence along the West line of said 12th Street in a Southerly direction to the Northerly margin of Greenwood Street; thence Westerly, with Greenwood Street, sixty seven (67) feet to the point of beginning.

Being the same property conveyed to Matthew G. Pierson and wife, Kristin D. Pierson by Warranty deed from Claude A. Byrum and wife, Lisa E. Byrum of record in Instrument No. 20051229-0156217 Register's Office for Davidson County, Tennessee, dated December 21, 2005 and recorded on December 29, 2005.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 161, Page 116, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 1123 Glenview Drive, Nashville, Tennessee 37206.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 3rd DAY OF JULY, 2019.

Matthew G. Pierson

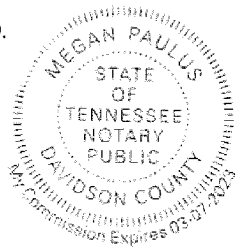
Kristin D. Pierson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW G. PIERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of July, 2019.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

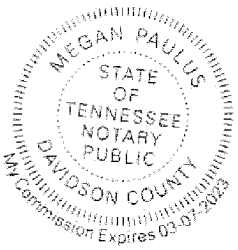


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTIN D. PIERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of July, 2019.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (SEAL)

Notary Public

My Commission Expires: July 9, 2022

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