Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-1880TN

Karen Johnson Davidson County
Batch# 292726 DEEDWARR
09/27/2019 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $832.87
20190927-0098729

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,100.00.

Iris A Granados
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th day of September, 2019.

Notary Public

Commission Expiration: 7-5-21

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Iris A. Granados and Javier E. Lara 745 E. Campbell Rd. Madison, TN 37115	SAME AS NEW OWNER	033 15 0 124.00

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, **Jene Frydenlund and Sherry Frydenlund, husband and wife**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Iris A. Granados and Javier E. Lara, both unmarried, as joint tenants with rights of survivorship** 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 745 E. Campbell Rd. Madison, TN 37115, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Rock of Ages Evangelical Lutheran Church, Inc Property, as shown by plat of record in Book 8250, Page 48, as amended in Instrument No. 200507290089192, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jene Frydenlund, unmarried, by deed from Chad Randall King, unmarried, dated 08/24/2012 filed and recorded 08/29/2012 of record as Instrument No. 20120829-0077918, said Register's Office.

Restriction of record in Book 7733, Page 5, said Register's Office.

Tax Map and Parcel ID is as follows 033 15 0 124.00

The said Sherry Frydenlund joins in this conveyance for the purpose of conveying any interest she has in the above referenced property.

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: 745 E. Campbell Rd., Madison, TN 37115

LTE File No.: 19-1880TN

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 25th day of September, 2019.

Jene Frydenlund

Sherry Frydenlund

STATE OF TENNESSEE
COUNTY OF Sumner

On this 25th day of September, 2019, before me personally appeared **Jene Frydenlund and Sherry Frydenlund**, 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 25th day of September, 2019.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Commission Expiration:
4-17-2023

LTE File No.: 19-1880TN

Certificate of Authenticity

I, Venikkia Branch, 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21