Karen Johnson Davidson County
Batch# 380914 DEEDWARR
04/02/2020 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20200402-0035445

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Julie Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2020.

Carmen Coats
Notary Public
MY COMMISSION EXPIRES:
File No. G20-8005

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Richard Freitag and Denise Freitag (NAME)	New Owner (NAME)	142-7-F-3 CO
7252 Highway 70 South (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Stephanie Perry, a married woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard Freitag and Denise Freitag, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot 3, Unit No. 203, of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq., as established by a Master Deed recorded as Instrument No. 20000720-0071772, re-recorded as Instrument No. 20000828-0084760, in the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said Master Deed for a more complete identification and location of said Unit.

Being the same property conveyed to Stephanie Perry, J. Hines, a single person, by deed from Edward Charles Bichon, III, dated June 22, 2011 and recorded June 28, 2011 in Instrument No. 20110628-0049350, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephanie Perry, a married woman by Deed dated June 17, 2019 from Stephanie Perry f/k/a Stephanie J. Hines, a single person, recorded June 18, 2019, in Instrument Number 20190618-0058684, Register's Office for Davidson County, Tennessee. Matthew Perry joins in this conveyance for the purpse of conveying any interest he may have in said property, particularly his marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Easement to Harpeth Valley Utilities District in Book 11426, page 63, Register's Office for Davidson County, Tennessee.
2. Easement to State of Tennessee for highway purposes in Book 5202, page 736, Book 5202, page 732 and Book 5024, page 458, said Register's Office.
3. Ingress/Egress easement set forth in Book 7308,page 762, said Register's Office.
4. Charter of HOA in Instrument Nos. 20000720-0071771, 20000915-0091868 & 20001009-0100204, said Register's Office.
5. Common Area conveyed to HOA in Instrument No. 20080415-0038238 & 20111003-0076378, said Register's Office.
6. Master Deed/ Amendments in Instrument Nos. 20000720-071772, 20000828-0084760 & 20060824-0104869, said Register's Office.
7. Stormwater Detention Agreement in Instrument No. 20000616-0060060368, said Register's Office.
8. Sanitary Sewer easement in Instrument No. 20000310-0025049, said Register's Office.
9. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 7252 Highway 70 South, Nashville, TN 37221.

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. Whenever 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 31st day of March, 2020.

Stephanie Perry

Matthew Perry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 2020, before me personally appeared Matthew Perry and Stephanie Perry, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of March, 2020.

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022