Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 394194 DEEDWARR
04/30/2020 01:24:48 PM 2 pgs
Fees: $13.00 Taxes: $1,998.00
20200430-0045418

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 05/03/2021
(AFFIX SEAL)

M ALEXIS MENDL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Allison R. Witte	**New Owner**	091 06 0 377.00
(NAME) 5602A Tennessee Avenue	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Patricia Lang and Michael D. Davis, the heirs of Andrew C. Davis, deceased**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Allison R. Witte, a single person and Chris R. Freymuller, a married man, as tenants in common**, 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 the West 5 Feet of Lot No. 1503 and all of Lot No. 1505, Block 13, on the Plan of Plan No. 2 of West Nashville, of record in Plat Book 57, Page 172, 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 Andrew C. Davis, a single man, by Deed from Magnolia Properties, LLC, dated 5/6/2016, of record in Instrument No. 20160510-0046056, Register's Office of Davidson County, Tennessee. The said Andrew C. Davis having died on December 25, 2019 leaving Patricia Lang and Michael D. Davis and Patricia Lang, as Personal Representative, the Estate being probated in Docket No. 20P191, Probate Court, Davidson County, Tennessee.

The execution of this Instrument is effected by the signature of Laurie M. Hart as Attorney-in-fact for Michael D. Davis, which Power of Attorney is recorded in Instrument No. 20200430-0045416, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5602A Tennessee Avenue, Nashville, TN 37209

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 our hands this 28th day of April, 2020.

The Estate of Andrew C. Davis

Patricia Lang

Patricia Lang, Individually and as Personal Representative

Michael D Davis by Laurie M Hart Atty in Fact

Michael D. Davis by Laurie M. Hart, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Patricia Lang, both individually and as Personal Representative for the Estate of Andrew C. Davis, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of April, 2020.

Notary Public
My Commission Expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Laurie M. Hart, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michael D. Davis, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Michael D. Davis, for the purposes therein contained.

Witness my hand and official seal, this the 28th day of April, 2020.

Notary Public
My Commission Expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024