WARRANTY DEED

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF May, 2020.

Notary Publi

(Affix Seal)

My Commission Expires: _____

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 8-10-2023

AGUILAR-H20160

Karen Johnson Davidson County
Batch# 396927 DEEDWARR
05/07/2020 11:31:11 AM 2 pgs
Fees: $13.00 Taxes: $477.30

20200507-0047669

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jose C. Aguilar	John Friedmann	163-11-0A-011.00-CO
210 Hickory Forge Drive	PO Box 2423	
Antioch, TN 37013	Hendersonville, TN 37077	

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, I/we, JOHN FRIEDMANN, MARRIED AND JOHN FRIEDMANN, JR., UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JOSE C. AGUILAR, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

See attached EXHIBIT A

( ) unimproved
This is (X) improved property known as 210 Hickory Forge Drive, Antioch, Tennessee 37013 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 1st day of May, 2020 :

John Friedmann

John Friedmann, Jr.

STATE OF Tennessee
COUNTY OF SUMNER

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named JOHN FRIEDMANN, MARRIED AND JOHN FRIEDMANN, JR., UNMARRIED, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, _____, this 1st day of May, 2020.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 8-10-2023

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Second Revision, Section Two, Bell Forge Village of record in Book 6900, page 250, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John Friedmann, married and John H. Friedmann, Jr., married by Deed of record in Inst# 20200109-0003262, recorded on 10/09/2020.