WARRANTY DEED

Karen Johnson Davidson County
Batch# 399287 DEEDWARR
05/12/2020 02:27:46 PM 3 pgs
Fees: $18.00 Taxes: $1,524.40

20200512-0049284

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 07/06/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Daniel Julian Cottone and Rachael Anne Haney-Cottone	new owner	Parcel ID: 126160A516.00
(NAME)	(NAME)	
7213 Riverfront Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, I/WE, **Gerold Freeman and Carolyn Freeman, husband and wife and Stephen M. Freeman and Stacy Freeman, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daniel Julian Cottone and Rachael Anne Haney-Cottone, 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 No. 291 on the Plan of Riverwalk, Phase 3C of record in Plat at Instrument No. 20050706-0077607, as corrected by Surveyor's Certificate of Correction in Instrument No. 20070330-0038464, 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 Gerold Freeman and Carolyn Freeman, husband and wife and Stephen M. Freeman, a married man, as tenants in common by Warranty Deed from Emily Daniel and Mark Sharp, wife and husband dated July 13, 2018 and recorded July 19, 2018 of record in Instrument No. 20180719-0070328, Register's Office Davidson County, Tennessee. Steve Freeman and Stephen M. Freeman are one and the same person. Stacy Freeman, spouse of Stephen M. Freeman, joins in this conveyance for the purpose of conveying her marital interest in said property.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-SB20-713

unimproved ☐

This is improved ☒ property, known as 7213 Riverfront Drive, 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. 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 8th day of May, 2020

Gerold Freeman, by Stephen M. Freeman, his attorney-in-fact

Carolyn Freeman, by Stephen M. Freeman, her attorney-in-fact

Stephen M. Freeman

Stacy Freeman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Stephan M. Freeman, to me know (or proved to be on the basis of satisfactory evidence), to be the person that executed the foregoing instrument on behalf of Gerold Freeman and Carolyn Freeman, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Gerold Freeman and Carolyn Freeman, for the purposes therein contained.

Witness my hand and official seal, this the 8th day of May, 2020.

MATTHEW C PIETSCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Seal

My Commission Expires 07/09/2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephen M. Freeman and Stacy Freeman with whom I am personally acquainted or proved to me on the basis ofstaisfactory evidence, and who acknowledged that he/she/they executed the within instrument forthe purposes therein contained.

Witness my hand and official seal, this 8th day of May, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

